

September 21, 2010
City Commission Room, 700 N. Jefferson, Junction City KS 66441

Mayor Mike Rhodes
Vice Mayor Ken Talley
Commissioner Terry Heldstab
Commissioner Scott Johnson
Commissioner Jack Taylor
City Manager Gerry Vernon
City Attorney Catherine Logan
City Clerk Tyler Ficken

1. 7:00 P.M. - CALL TO ORDER

- a. Moment of Silence.
- b. Pledge of Allegiance

2. PUBLIC COMMENT: The Commission requests that comments be limited to a maximum of five minutes for each person.

3. CONSENT AGENDA: All items listed are considered to be routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from consent status and considered in its normal sequence on the agenda.

- a. The consideration and approval of **Appropriation Ordinance A-18-2010** dated September 2 – September 15, 2010 in the amount of \$1,121,719.51.
- b. Approval of the **September 7, 2010** City Commission Meeting Minutes; approval of the amended **August 17, 2010** City Commission Meeting Minutes.
- c. The consideration and approval of Change order #1 by Clarke Well & Equipment to decrease the contract amount for Well #18 by \$2,395.00 and to increase the contract days by 107 days.
- d. Monthly Reports:
 - 1. Rolling Meadows
 - 2. Personnel
 - 3. EMS
 - 4. Fire

4. APPOINTMENTS:

5. SPECIAL PRESENTATIONS:

- a. Presentation of a Certificate of Appreciation to Armour Eckrich on behalf of the City of Junction City.

- b. Presentation on a Proclamation recognizing the month of September as National Alcohol and Drug Addiction Recovery Month.
- c. Officer Wigton will present Certificate/award to the September Yard of the Month winner.

6. PUBLIC HEARINGS:

- a. A public hearing to consider condemnation of the structure at 1803 Oakridge Dr and approval of Resolution R-2631.
- b. A public hearing to consider condemnation of structure at 914 and 916 Kramer Court.

7. UNFINISHED BUSINESS:

- a. The consideration and approval of **G-1077** to update the City Ordinance to accurately reflect the new 2010 Standard Traffic Ordinance. **(Final Reading) DeZago**

8. NEW BUSINESS:

- a. The Consideration and approval of ordinance **(G-1081)** amending Title V, Building and Construction, Title VII, Utilities, of the Municipal Code of the City of Junction City by revising language regarding what improvements may be made in lands dedicated as rights-of-way and/or easements and clarifying the permitting and fee requirements for driveways and lawn sprinkler systems. **(First Reading) Yearout**
- b. The consideration and approval of a farmland lease agreement for the Kaw Valley Industrial Park farmland.

9. COMMISSIONER COMMENTS:

10. STAFF COMMENTS:

11. EXECUTIVE SESSION:

- a. A session to discuss legal issues of attorney client privilege to include the Commission, City Manager Vernon, and City Attorney Logan; not to exceed 30 minutes.
- b. A session to discuss personnel issues of attorney client privilege to include the Commission, City Manager Vernon, and City Attorney Logan; not to exceed 30 minutes.

12. ADJOURNMENT:

3a

City of Junction City

City Commission

Agenda Memo

Sept 21st 2010

From: Cynthia Sinkler, Water Billing and Accounts Payable Manager
To: City Commissioners
Subject: Appropriations -A-18 2010

Background: Attached is listing of the Appropriations for -Sept 2-Sept 15 2010

Appropriations -Sept 2-Sept 15 2010 **\$1,121,719.51**

For consideration and approval for EFT payment:

Veolia (see list)	\$1,128,675.50
KDOT (see list)	9,927.79
Dorothy Bramlage Library	44,746.83
Visa payment	15,017.17

For confirmation only (EFT payment):

Security Bank (see list)	99,965.15
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Totaling	\$1,283,315.27
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
-DEPARTMENTAL	GENERAL FUND	FAMILY SUPPORT PAYMENT CENTER (MISSOURI	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	23,889.87
			FICA WITHHOLDING	3,954.08
			MEDICARE WITHHOLDING	3,155.88
		ING LIFE INSURANCE & ANNUITY COMPANY	ING	2,597.00
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	743.02
			BLUE CROSS BLUE SHIELD	846.18
			BLUE CROSS BLUE SHIELD	1,411.44
			BLUE CROSS BLUE SHIELD	847.36
			BLUE CROSS BLUE SHIELD	832.61
			BLUE CROSS BLUE SHIELD	575.05
			BLUE CROSS BLUE SHIELD	418.88
		JUNCTION CITY FIREFIGHTERS AID ASSOCIATION	FIREFIGHTERS AID ASSOCIATION	112.52
		U.S. DEPARTMENT OF EDUCATION	U.S. DEPARTMENT OF EDUCATION	206.00
		SHEA, RIGDON & CARVER	SHEA, RIGDON & CARVER	433.42
		CITY OF JUNCTION CITY	CITY OF JUNCTION CITY -P&R	20.00
		KANSAS PAYMENT CENTER	KANSAS PAYMENT CENTER	624.53
		JAY W. VANDER VELDE	JAY W VANDER VELDE	242.27
		FIREMEN'S RELIEF ASSOCIATION	FIREMANS RELIEF	291.66
		JUNCTION CITY FIRE FIGHTERS ASSOCIATION	I.A.F.F. LOCAL 3309	945.18
		JUNCTION CITY POLICE	JCPOA	710.00
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	10,081.39
		KANSAS PUBLIC EMPLOYEES	KPERS #1	2,082.97
			KP&F	11,946.19
			KPERS #2	644.84
		POLICE & FIREMEN'S	J.LANKAS 2ND HALF AUG 2010	22.30
		INTRUST BANK	FIRST STATE BANK	2,265.34
		PRE-PAID LEGAL SERVICES,	PREPAID LEGAL	296.49
		ROLLING MEADOWS GOLF COURSE	ROLLING MEADOWS GOLF COURSE	37.50
		UNITED WAY OF JUNCTION CITY-GEARY COUNTY	UNITED WAY	280.74
			TOTAL:	70,669.56
INFORMATION SYSTEMS	GENERAL FUND	APWA	Micro Paver Maintenance Fees	650.00
		CENTURYLINK COMMUNICATION, INC.	INFORMATION SYSTEMS	66.31
		CENTURY UNITED COMPANIES, INC	Copier - Fire Station 2	36.00
		NEX-TECH	INFORMATION SYSTEMS	4.84
		INCODE	Secure Signature - Cheryl	138.00
			Web Publishing Fees	200.00
			Web - Court Inquiry	100.00
		BOX N SHIP	Monitor Return for Warrant	14.39
			Monitor Return for Warrant	14.08
			Monitor Return for Warrant	14.08
			TOTAL:	1,237.70
ADMINISTRATION	GENERAL FUND	ING LIFE INSURANCE & ANNUITY COMPANY	ING	334.62
		GEARY COUNTY HEALTH DEPT.	2010 3RD QTR	54,536.25
		CENTURYLINK COMMUNICATION, INC.	ADMINISTRATION	429.08
			ADMINISTRATIVE SERVICES	55.30
			CHAMBER PHONE-AUG 2010	240.09
		KANSAS COURT OF TAX APPEALS	PROPERTY VALUATION EXEMPTION	10.00
			PROPERTY VALUATION EXEMPTION	10.00
			PROPERTY VALUATION EXEMPTION	10.00
			PROPERTY VALUATION EXEMPTION	10.00
			PROPERTY VALUATION EXEMPTION	10.00

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	75.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
			PROPERTY VALUATION EXEMPTI	10.00
		SECURITY SOLUTIONS INC	ALARM CITY CLERK OFFICE	18.00
			LATE FEE	2.78
		LEAGUE OF KANSAS MUNICIPALITIES	2010 STANDARD TRAFFIC ORD	65.00
		MONTGOMERY COMMUNICATIONS INC	BUDGET HEARING	205.75
			PUBLIC NOTICE FARMLAND	111.86
			S-3084 SVR ANNEXATION	141.63
			S-3083 BUDGET	64.68
			CHARTER ORDINANCE 39	184.42
			R-2630 STREET LIGHTS	128.80
			SERVICE CHARGE	31.16
		NEX-TECH	ADMINISTRATION	26.60
			ADMINISTRATIVE SERVICES	4.84
		LATHROP AND GAGE	GEN BUSINESS MATTERS	19,793.60
			GEN LABOR & EMPLOYMENT ISS	2,911.50
		WEST PAYMENT CENTER	AUGUST 1- AUGUST 31 2010	171.42
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	12,191.22
INISTRATIVE SERVICE GENERAL FUND		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>571.52</u>
			TOTAL:	92,505.12
KS	GENERAL FUND	DAVIS CONTRUCTION	CONTRACT MOWING	7,778.33
			DAVIS CONTRUCTION	4,271.73
		CENTURYLINK COMMUNICATION, INC.	PARKS	197.78
		CONCORDIA TRACTOR	PARTS	241.46
			LABOR	368.70
			PARTS	67.28
			LABOR	378.65
			PARTS	63.40
			LABOR	113.69
		NEX-TECH	PARKS	0.61
		SAM'S CLUB	HANDOAP, DRUM LINER/	223.25
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>5,376.08</u>
			TOTAL:	19,080.96
MMING POOL	GENERAL FUND	ERICA TESTA	TESTA, ERICA 2010 LG REIME	50.00
		ROBIN GILLEN	SWIM SUIT-2010-REIMBURSE	37.50
		CANDACE COOPER	COOPER, CANDACE 2010 LG RE	200.00
		HANNAH BYUN	BYUN, HANNAH 2010 LG REIME	200.00
		SARAH LEISHMAN	LEISHMAN, SARAH 2010 LG RE	165.00
		DYLAN MCKENZIE	MCKENZIE, DYLAN 2010 LG RE	200.00
		ASHLEY BELLENDIR	BELLENDIR, ASHLEY 2010 LG	50.00
		JUNIOR BASEBALL	2010-POOL PARTY REFUND	40.00

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SECURITY SOLUTIONS INC	ALARM CITY POOL-1017 W 5TH	15.00
			TOTAL:	957.50
PORT	GENERAL FUND	KANSAS AIR CENTER	SEPT 2010-MONTH CONTRACT	1,833.33
			TOTAL:	1,833.33
ULANCE	GENERAL FUND	INTRUST BANK, N.A.	AMBULANCE 2010 LEASE PAYME	15,192.29
		CENTURYLINK COMMUNICATION, INC.	AMBULANCE	327.44
		US DEPT OF ARMY	AMB REFUND - INGLE	259.49
		KA-COMM	REPAIR RADIO	120.00
		MOORE MEDICAL LLC	MEDICAL SUPPLIES	1,542.72
			MEDICAL SUPPLIES	142.56-
			MEDICAL SUPPLIES	372.45
		NEX-TECH	AMBULANCE	19.98
		OMNI BILLING	AUGUST 2010 AMB BILLING	3,764.08
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	35,565.90
			TOTAL:	58,021.79
NTY/INS ZONING SVCS GENERAL FUND		CENTURYLINK COMMUNICATION, INC.	ZONING/COUNTY INSPECTION	66.31
		NEX-TECH	ZONING/COUNTY INSPECTION	4.85
INEERING	GENERAL FUND	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	2,996.39
			TOTAL:	3,067.55
ES ENFORCEMENT	GENERAL FUND	CENTURYLINK COMMUNICATION, INC.	CODE ENFORCEMENT	138.24
		F & R SERVICES	BLIGHTS-12 LOTS TOTAL=575.	575.00
			BLIGHTS-5 LOTS TOTAL=500.0	500.00
		MONTGOMERY COMMUNICATIONS INC	R-2623 OAKRIDGE DR	222.90
			NOTICE OF PUBLIC HEARING	62.54
			NOTICE OF PUBLIC HEARING	66.81
		NEX-TECH	CODE ENFORCEMENT	12.11
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	3,853.80
			TOTAL:	5,431.40
ICE	GENERAL FUND	ASSESSMENT STRATEGIES, LLC	RESERVE PSYCH - CRANDALL	150.00
			RESERVE INTERVIEW - CRANDA	75.00
			RESERVE PSYCH - FONTANEZ	150.00
			RESERVE INTERVIEW - FONTAN	75.00
			RESERVE PSYCH - HENDRICKS	150.00
			RESERVE INTERVIEW - HENDRI	75.00
			RESERVE PSYCH - MARSTON	150.00
			RESERVE INTERVIEW - MARSTO	75.00
			RESERVE PSYCH - MEYER	150.00
			RESERVE INTERVIEW - MEYER	75.00
		ADI SYSTEMS INC	S12692 TONER CARTRIDGE REF	40.00
		CENTURYLINK COMMUNICATION, INC.	POLICE	702.96
			DISPATCH	702.96
		STAPLES ADVANTAGE	LINERS, TOWELS, TPAPER	152.44
			TONER CARTRIDGE	194.63
		DISC	1158 DATA SVCS JULY 2010	315.97
		KA-COMM	90852 MIC CORD	67.35
			90853 SCANNER UNIT 202	60.00
			91016 DATA BACKBONE SYSTEM	150.00
			91016 DATA BACKBONE SYSTEM	150.00
			91147 RADIO REPAIR UNIT 20	72.00
		UNIVERSITY OF KS	PROPERTY ROOM & EVID SGT R	230.00
		FOXY'S BODY SHOP	2696 BUMPER UNIT 218	175.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			2697 MOLDINGS #204	92.50
			2697 MOLDINGS #208	92.50
			2697 MOLDINGS #206	92.50
			2698 MOLDINGS #202	92.50
			2698 MOLDINGS #212	92.50
			2698 MOLDINGS #210	92.50
		GEARY COUNTY SHERIFF	JAIL EXPENSE JULY/AUGUST 2	60,000.00
		TELVENT DTN	3173240 WEATHER RADAR	96.00
		LEAGUE OF KANSAS MUNICIPALITIES	2010 STANDARD TRAFFIC ORD	172.50
		MIKE'S FIRE EXT. SALES	75040 FIRE EXTINGUISHER #	48.05
		NEX-TECH	POLICE	82.67
			DISPATCH	82.67
		INCODE	Accident Report Diagraming	260.40
			CAD - Annual Maintenance	5,512.50
			CAD Mapping Interface - AM	1,023.75
			Court Case Management	4,382.70
			Dispatcher	1,338.75
			Dispatcher - Additional Li	630.00
			E911 Client Interface - Ad	315.00
			E911 Client Interface	1,260.00
			Intelligence	472.50
			Messaging / Mobile Server	1,732.50
			Mobile CAD Client	2,835.00
			Mobile RMS Server	1,732.50
			PDA Server Software	472.50
			Personnel	945.00
			Police Interface	47.25
			Property Room	1,260.00
			Records Base RMS System	6,930.00
			RMS Mapping Interface	339.15
			Vehicle Impound	787.50
			Jail Booking Module - Cred	6,000.00-
		SERVICEMASTER	3318 PD JANITORIAL SERVICE	754.00
		ROTHWELL LANDSCAPE INC	200013396 ROUND UP PD	35.00
		WEST PAYMENT CENTER	820902501 CLEAR SUBSCRIPTI	151.00
			821276287 CLEAR SUBSCRIPTI	151.00
		T-MOBILE	AUG 2010 MOBILE FINGERPRIN	50.42
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>114,745.09</u>
			TOTAL:	207,338.71
E	GENERAL FUND	CENTURYLINK COMMUNICATION, INC.	FIRE	327.44
		DON'S TIRE AND SUPPLY INC.	FRONT TIRES/E20	815.84
			BALANCE FRONT TIRES/E20	150.00
		BRIAN FIELD	2010 UNIFORM ALLOWANCE	100.00
		NEX-TECH	FIRE	19.98
		CALIFORNIA CONTRACTORS	SAW BLADES	89.90
		SAM'S CLUB	STEINFORT,MICHAEL-ANNUAL M	35.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>50,095.27</u>
			TOTAL:	51,633.43
EET	GENERAL FUND	F & R SERVICES	14TH ST-OPPOSITE RATHERT F	20.00
			AIRPORT/JACKSON ST ROW-ALL	710.00
			COMMONWEALTH DRIVE ROW	25.00
			GRANT AVE ISLAND-FRONTAGE	300.00
			WATER PLANT-EXCEPT AROUND	400.00
			WESTWOOD BLVD-ISLANDS	150.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			EAST 10TH ST PROPERTY	100.00
			CHESTNUT&I-70 RAMP	630.00
			AREA IN FRONT OF CRACKER B	100.00
			12 ACRES OF NEW GRASS AIR	240.00
			600 BLOCK E 7TH ST-ROW	12.00
			ASH STREET(600 BLOCK)	10.00
			EAST 6TH ST PARKING LOT	10.00
			EAST 6TH ST ROW	450.00
			MEADOW LANE ROW	10.00
			WATER TOWER-SPRUCE ST	45.00
			WATER TOWER-WEST ASH ST	40.00
			SVR ADDITION ISLANDS	80.00
			STRAUSS BLVD ISLANDS R/W	300.00
			6TH ST UNDERPASS	100.00
			SANDUSKY ROW	75.00
			TOM NEAL INDUSTRIAL PARK A	<u>200.00</u>
			TOTAL:	4,007.00
RT	GENERAL FUND	CENTURYLINK COMMUNICATION, INC.	MUNICIPAL COURT	198.70
		WEBB, LUCINDA	BOND REFUND TT131764	40.00
		CORYELL INSURORS, INC.	NOTARY-SHERILYN BROWN	50.00
		NEX-TECH	MUNICIPAL COURT	12.23
		KANSAS SECRETARY OF STATE	NOTARY FOR SHERILYN BROWN	25.00
		CINTAS #451	MATS @ MUNICIPAL COURT	14.00
			MATS @ MUNICIPAL COURT	14.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>7,556.63</u>
			TOTAL:	7,910.56
OPERA HOUSE	GENERAL FUND	CENTURYLINK COMMUNICATION, INC.	OPERA HOUSE	138.25
		NEX-TECH	OPERA HOUSE	<u>12.11</u>
			TOTAL:	150.36
CTION CITY ARTS	GENERAL FUND	SECURITY SOLUTIONS INC	ALARM ARTS COUNCIL-109 W7	<u>22.00</u>
			TOTAL:	22.00
REATION	GENERAL FUND	CENTURYLINK COMMUNICATION, INC.	RECREATION	189.21
		SECURITY SOLUTIONS INC	ALARM 12TH ST COMM-1002 W	18.00
		NEX-TECH	RECREATION	8.68
		PLATINUM BROADCASTING	ADULT FOOTBALL LEAGUE	288.00
		CINTAS #451	MATS	27.48
			MATS	27.48
		SAM'S CLUB	HASLOUER, JASON-ANNUAL MEM	35.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>4,861.40</u>
			TOTAL:	5,455.25
-DEPARTMENTAL	GRANTS	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	1,103.60
			FICA WITHHOLDING	268.11
			MEDICARE WITHHOLFING	177.22
		ING LIFE INSURANCE & ANNUITY COMPANY	ING	174.58
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	79.38
			BLUE CROSS BLUE SHIELD	67.20
			BLUE CROSS BLUE SHIELD	202.04
		JUNCTION CITY FIREFIGHTERS AID ASSOCIA	FIREFIGHTERS AID ASSOCIATI	12.48
		FIREMEN'S RELIEF ASSOCIATION	FIREMANS RELIEF	32.34
		JUNCTION CITY FIRE FIGHTERS ASSOCIATIO	I.A.F.F. LOCAL 3309	104.82
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	483.15

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KANSAS PUBLIC EMPLOYEES	KPERS #1	186.73
			KP&F	562.69
		INTRUST BANK	FIRST STATE BANK	106.03
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	<u>21.67</u>
			TOTAL:	3,582.04
5 JAG	GRANTS	GEARY COUNTY SHERIFF	GESO LAPTOPS	2,274.28
			GESO LAPTOP MOUNTS	<u>1,187.85</u>
			TOTAL:	3,462.13
F HELP HOUSING	GRANTS	CENTURYLINK COMMUNICATION, INC.	SELF HELP HOUSING	66.31
		EXPERIAN	AUGUST 2010-CREDIT CHECKS	35.22
		HOME LUMBER CO.	HSH#4-TAPE RULE/HAMMER HOL	33.55
			CHALK/REEL SET/TAPE MAX	24.79
		NEX-TECH	SELF HELP HOUSING	4.84
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>4,623.36</u>
			TOTAL:	4,788.07
ER GRANT FD 08	GRANTS	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>2,163.73</u>
			TOTAL:	2,163.73
ER GRANT-FIRE DEPT	GRANTS	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>5,874.63</u>
			TOTAL:	5,874.63
-DEPARTMENTAL	SPIN CITY	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	101.42
			FICA WITHHOLDING	280.60
			MEDICARE WITHHOLDING	65.64
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	76.89
		KANSAS PUBLIC EMPLOYEES	KPERS #1	<u>44.80</u>
			TOTAL:	569.35
N CITY	SPIN CITY	LANDMARK NATIONAL BANK	SEPT 2010-LOAN PAYMENT	8,717.87
		CENTURYLINK COMMUNICATION, INC.	SPIN CITY	89.82
		SNACK EXPRESS	SKITTLES, SNICKERS	42.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>4,525.77</u>
			TOTAL:	13,375.46
-DEPARTMENTAL	MILITARY AFFAIRS/O	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	171.64
			FICA WITHHOLDING	152.03
			MEDICARE WITHHOLDING	35.55
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	80.20
		KANSAS PUBLIC EMPLOYEES	KPERS #1	77.09
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	10.00
ITARY AFFAIRS	MILITARY AFFAIRS/O	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>2,448.12</u>
			TOTAL:	2,974.63
-DEPARTMENTAL	WATER & SEWER FUND	FAMILY SUPPORT PAYMENT CENTER (MISSOUR	MACSS #41061331/ CV103-753	154.85
		INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	2,316.36
			FICA WITHHOLDING	1,456.09
			MEDICARE WITHHOLDING	340.56
		ING LIFE INSURANCE & ANNUITY COMPANY	ING	221.00
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	33.28
			BLUE CROSS BLUE SHIELD	139.51
			BLUE CROSS BLUE SHIELD	99.79
			BLUE CROSS BLUE SHIELD	292.55
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	974.05

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		KANSAS PUBLIC EMPLOYEES	KPERS #1	712.27
			KPERS #2	374.21
		INTRUST BANK	FIRST STATE BANK	133.37
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	<u>45.34</u>
			TOTAL:	7,293.23
ER ADMINISTRATION	WATER & SEWER FUND	CENTURYLINK COMMUNICATION, INC.	WATER ADMINISTRATION	320.54
		SECURITY SOLUTIONS INC	ALARM WUPD 2307 N JACKSON	35.00
		BRINKS INCORPORATED	WATER-OCTOBER 2009	597.88
		NEX-TECH	WATER ADMINISTRATION	28.99
		INCODE	Web - Utilities Inquiry	320.00
		THE PRINTERY	WATER-WINDOW ENV. W/IMPRIN	968.00
		CINTAS #451	SCRAPER/BROWN MAT	24.96
			UNIFORMS-LANGDON, KENNY	9.74
			SCRAPER/BROWN MAT	40.36
			UNIFORMS-LANGDON, KENNY	9.74
		SAM'S CLUB	LAZEAR, ED-ANNUAL MEMB	35.00
		XEROX CORPORATION	Water Dept Copier	198.38
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>16,061.58</u>
			TOTAL:	18,650.17
OLIVING LOAN WASTEWA	WATER & SEWER FUND	KDHE-BUREAU OF ENVIRON	BONDS	69,613.23
			INTEREST	31,929.34
			SERVICE FEE	2,441.08
			BONDS	127,556.91
			INTEREST	63,972.38
			SERVICE FEE	6,501.26
ER ADMINISTRATION	WATER & SEWER FUND	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>7,990.96</u>
			TOTAL:	310,005.16
-DEPARTMENTAL	ROLLING MEADOWS GO	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	1,200.18
			FICA WITHHOLDING	689.08
			MEDICARE WITHHOLFING	161.14
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	55.45
			BLUE CROSS BLUE SHIELD	33.60
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	456.50
		KANSAS PUBLIC EMPLOYEES	KPERS #1	327.82
			KPERS #2	58.65
		INTRUST BANK	FIRST STATE BANK	25.84
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	<u>15.00</u>
			TOTAL:	3,023.26
F COURSE	ROLLING MEADOWS GO	RMI	CART PARTS	464.83
		US FOOD SERVICE	HOT DOGS	177.25
		CENTURYLINK COMMUNICATION, INC.	GOLF COURSE	149.55
		REGELMAN LIQUOR STORE	CT MORGAN, CROWN, JD	94.80
		WINFIELD SOLUTIONS LLC	PROL 34-00-10-2FE	721.57
			CUTRINE 2.5G	250.00
			SEDGEHAMMER	220.00
		CROWN DISTRIBUTORS, INC.	COORS ORDER	279.88
		FARMERS COOP ASSN	1203 GASOLINE	1,126.06
			1993 FUEL	1,101.55
		FLINT HILLS BEVERAGE LLC	BUD ORDER	296.46
			BUD ORDER	217.08
			BUD ORDER	175.44
			BUD ORDER	281.17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GEARY COUNTY RWD #4	WATER BILL	65.32
		SECURITY SOLUTIONS INC	SECURITY SOLUTIONS INC	160.39
		NIKE USA, INC	SHIRTS - PATRIOT	478.31
		NEX-TECH	GOLF COURSE	1.77
		PEPSI	PEPSI ORDER	335.20
		SAM'S CLUB	PINE SOL,CUPS	18.24
			FOLGERS,SUGAR,STRAWS	95.23
			CINN ROLLS/SNICKERS,CHIPS/	326.72
			CARTER, JEREMIAH-ANNUAL ME	35.00
		TIELKE ENTERPRISE, LLC	SANDWICH ORDER	39.38
		VAN WALL EQUIPMENT	MT3040 V BELT	137.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>10,963.95</u>
			TOTAL:	18,212.15
-DEPARTMENTAL	STORM WATER	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	37.07
			FICA WITHHOLDING	21.31
			MEDICARE WITHHOLDING	4.98
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	9.97
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	14.37
		KANSAS PUBLIC EMPLOYEES	KPERS #1	14.25
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	0.50
RM WATER MANAGEMENT	STORM WATER	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>354.88</u>
			TOTAL:	457.33
-DEPARTMENTAL	ECONOMIC DEVELOPME	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	221.44
			FICA WITHHOLDING	186.05
			MEDICARE WITHHOLDING	43.51
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	55.45
			BLUE CROSS BLUE SHIELD	39.86
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	126.56
		KANSAS PUBLIC EMPLOYEES	KPERS #1	83.07
			KPERS #2	64.80
		INTRUST BANK	FIRST STATE BANK	50.00
		UNITED WAY OF JUNCTION CITY-GEARY COUN	UNITED WAY	<u>10.00</u>
			TOTAL:	880.74
NOMIC DEVELOPMENT	ECONOMIC DEVELOPME	CENTURYLINK COMMUNICATION, INC.	EDC	184.59
		INTERSTATE GLASS CO.	WINDOWS FOR JUPITER BLDG	1,882.90
		JC SEAMLESS GUTTERING	PARTIAL ROOF REPLACEMENT	28,390.00
		NEX-TECH	EDC	9.69
		PLATINUM BROADCASTING	ADVERTISING	199.00
		LATHROP AND GAGE	GEN BUSINESS MATTERS	5,180.00
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>3,114.56</u>
			TOTAL:	38,960.74
CIAL HIGHWAY	SPECIAL HIGHWAY FU	CENTURYLINK COMMUNICATION, INC.	ENGINEERING	182.29
		NEX-TECH	ENGINEERING	<u>12.11</u>
			TOTAL:	194.40
ITAL IMPROVEMENT	CAPITAL IMPROVEMEN	SPIRIT OF 76	EDC GRANT CAPGEMINI	<u>30,133.62</u>
			TOTAL:	30,133.62
LITY CHARGES	UTILITY CHARGES FU	KANSAS GAS SERVICE	2718 INDUSTRIAL-AUGUST 201	103.84
			AIRPORT MAINTENANCE BLDG	28.95
			312 E 9TH	26.21
			900 W SPRUCE	26.21

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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			2232 W ASH (WATER TOWER)	27.13
			2245 LACY DR	97.88
			2424 N JACKSON	47.25
			225 W 7TH	29.88
			701 N JEFFERSON	36.27
			1017 W 5TH	79.26
			915 S WASHINGTON	28.46
			700 N JEFFERSON	199.07
			2307 N JACKSON	28.46
			2324 1/2 N JACKSON	33.52
			1017 1/2 W 5TH	28.03
			210 E 9TH	220.11

WESTAR ENERGY

	1002 W 12TH	52.73
	2100 N JACKSON-AUGUST 2010	163.00
	2618 MID AMERICA-AUGUST 20	252.14
	351 E CHESTNUT-OCT 2009	214.46
	601 E CHESTNUT-OCTOBER 200	266.46
	617 N WASHINGTON-OCT 2009	18.24
	902 E CHESTNUT-SEPT 2010	262.06
	900 W 12TH PARK-SEPT 2010	16.80
	JC LITTLE THEATER-AUG 2010	561.42
	1222 W 8TH ST SIREN	18.02
	5TH ST PARK	167.03
	5TH ST PARK PALS	132.83
	8TH & JEFFERSON	80.84
	WASHINGTON	200.61
	CHESTNUT&WASHINGTON LIGHTS	84.37
	647 BLOCK OF WASHINGTON	146.71
	6TH & ADAMS	123.21
	9TH & WASHINGTON	106.73
	8TH & JACKSON	120.26
	14TH& JACKSON	81.95
	6TH & GARFIELD	123.11
	6TH & EISENHOWER	61.71
	10TH & WASHINGTON	81.47
	6TH & WEBSTER	130.42
	6TH & JACKSON	20.04
	2324 N JACKSON	96.73
	904 N FRANKLIN ST PAL	22.13
	CORONADO PARK SHELTER	17.94
	AIRPORT MAIN BUILDING	360.70
	221 W 7TH	416.05
	339 W 18TH-our meter	109.19
	225 W 7TH	9.52
	JC BILL	120.65
	MUNICIPAL BUILDING	44.78
	JC ANIMAL SHELTER	685.25
	JC LITTLE THEATRE	36.84
	RIMROCK PARK	82.64
	NORTH PARK	22.13
	SOUTH PARK	71.91
	SECOND PORTION OF SOUTH PA	59.44
	FILBY PARK	55.26
	JUNCTION CITY	185.92
	MUNICIPAL BUILDING	5,527.38

ARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SECOND PORTION OF NORTH PA	104.64
			S BALL PARK CONC	20.48
			CRESTVIEW DRIVE	16.80
			W 5TH TENNIS CT STGE BD	379.90
			5TH & WASHINGTON	292.46
			SERTOMA BALL PARK	16.80
			AIRPORT FLASHER LTS	45.48
			CLEARY PARK	343.30
			CORONADO PARK	11.89
			RATHERT FIELD	39.99
			SERTOMA BALL PARK	16.99
			RATHERT FIELD	1,186.26
			CLEARY PARK PLAYGROUND	20.65
			5TH ST POOL	1,364.20
			5TH & EISENHOWER	97.61
			1200 N FRANKLIN ST	48.45
			RIMROCK PARK	235.04
			CIVIL DEFENSE SIREN	30.25
			CIVIL DEFENSE SIREN	30.25
			CIVIL DEFENSE SIREN	30.25
			630 1/2 E TORNADO SIREN S	27.76
			ST MARYS CEMETARY	27.76
			200 N EISENHOWER	176.04
			107 S WASHINGTON	16.80
			BLINKER LIGHT	16.80
			701 N JEFFERSON	456.18
			CLEARY COURT	16.80
			915 W 4TH	11.89
			9TH & 100 BLK W 9TH	22.13
			CDR LT 9TH & FILLEY	41.32
			PAWNEE PARK	20.65
			RATHERT FIELD	88.56
			AIRPORT LEASED HANGER	385.16
			INDUSTRIAL PARK	61.97
			540 AIRPORT ROAD	18.24
			15TH & WASHINGTON	16.80
			SPRUCE STREET	16.80
			SPRUCE & BUNKERHILL	18.42
			UTILITY PARKING LOT	49.78
			UTILITY PARKING LOT	49.78
			JEFFERSON BETWEEN 6	93.52
			DR MINNICK PARK LOT	93.52
			6TH & MADISON	82.87
			8TH & WASHINGTON	69.06
			210 E 9TH	3,410.13
			6TH & FRANKLIN	71.06
			8TH & JEFFERSON	312.52
			PARKING LOT	74.43
			1903 SUNFLOWER DRIVE	30.26
			1020 1/2 W 11TH ST	59.37
			CORONADO TENNIS COURT	16.80
			WASHINGTON BRIDGE	55.77
			S OF BALL PARK 2 & 3	104.56
			16TH & WASHINGTON	16.89
			AIRPORT RD & JACKSON S SI	26.40
			1935 NORTHWIND	18.73

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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403 GRANT AVE SIREN	21.38
1935 NORTHWIND	20.94
8TH & 9TH ST	5.25
11TH ST	5.25
703 W ASH ST SIREN	18.73
1102 ST MARYS RD SIREN	18.99
312 E 9TH ST	307.49
2232 W ASH WASTER TOWER	82.87
BALL PARK ST CONC	1,520.27
1002 W 12TH ST	2,495.97
2245 LACY DR	959.81
807 N WASHINGTON ST LIGHT	146.70
615 N WASHINGTON ST LIGHT	107.25
716 N WASHINGTON ST LIGHT	38.85
132 N EISENHOWER	16.89
105 W 7TH ST	148.93
107 W 7TH ST	129.10
109 W 7TH ST	57.18
302 W 18TH ST	246.17
420 GRANT AVE	88.34
1419 N JEFFERSON	18.24
1618 N JEFFERSON	18.33
2307 N JACKSON	359.82
915 S WASHINGTON	1,579.63
915 S WASHINGTON-GOLF	574.83
1021 GRANT AVE	27.63
2800 GATEWAY COURT	20.85
2301 VALLEY DRIVE	28.83
US HWY 77 & MCFARLAND	51.85
2022 LACY DRIVE SIREN	18.24
1200 S WASHINGTON ST	196.66
316 N US HIGHWAY 77	18.24
930 E GUNNER ST	101.79
701 SOUTHWIND DR SIREN	21.20
920 E GUNNER ST	248.25
145 E ASH ST	137.91
1760 W ASH SIGNAL	36.68
601 W CHESTNUT ST FLAG	16.80
600 W 6TH ST	31.50
14TH & CUSTER SE	18.24
1121 S US HWY 77	17.50
401 CAROLINE COURT	18.30
CREDIT FROM 716 N WASH/339	116.12-
ST LIGHTS-SEPT 2010	<u>23,103.64</u>
TOTAL:	55,907.22

LOYEE BENEFITS	EMPLOYEE BENEFITS	INTERNAL REVENUE SERVICE
	BLUE CROSS BLUE SHIELD OF KS	

JUNE 2010 WITHHOLDING PENA	443.02
FICA WITHHOLDING	7,039.92
MEDICARE WITHHOLFING	4,021.36
BLUE CROSS BLUE SHIELD	2,418.88
BLUE CROSS BLUE SHIELD	302.36
BLUE CROSS BLUE SHIELD	604.72
BLUE CROSS BLUE SHIELD	4,384.22
BLUE CROSS BLUE SHIELD	9,373.16
BLUE CROSS BLUE SHIELD	151.18
BLUE CROSS BLUE SHIELD	453.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BLUE CROSS BLUE SHIELD	302.36
		KANSAS DEPARTMENT OF REVENUE	JULY/AUG STATE TAX PENALTY	3,950.74
		KANSAS PUBLIC EMPLOYEES	KPERS #1	6,338.22
			KP&F	23,518.92
			KPERS #2	1,359.52
		WORKSITE BENEFIT PLAN	SEPT. 2010 FLEX ACCT FEES	390.00
		TMHC SERVICES, INC.	AUG 2010 D/A TESTING FEES	<u>360.00</u>
			TOTAL:	65,412.12
-DEPARTMENTAL	DRUG & ALCOHOL ABU	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	286.46
			MEDICARE WITHHOLDING	29.26
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	39.86
		JUNCTION CITY POLICE	JCPOA	20.00
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	109.53
		KANSAS PUBLIC EMPLOYEES	KP&F	144.03
G & ALCOHOL ABUSE	DRUG & ALCOHOL ABU	**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>2,057.60</u>
			TOTAL:	2,686.74
-DEPARTMENTAL	SPECIAL LE TRUST F	INTERNAL REVENUE SERVICE	FEDERAL WITHHOLDING	32.80
			FICA WITHHOLDING	32.57
			MEDICARE WITHHOLDING	7.62
		BLUE CROSS BLUE SHIELD OF KS	BLUE CROSS BLUE SHIELD	8.40
		KANSAS DEPT OF REVENUE	STATE WITHHOLDING	15.88
		KANSAS PUBLIC EMPLOYEES	KPERS #1	21.85
		INTRUST BANK	FIRST STATE BANK	<u>12.50</u>
			TOTAL:	131.62
CIAL LAW ENFORCEMEN	SPECIAL LE TRUST F	MIKE LIFE	DTF BUY MONEY	2,000.00
		ED ROEHR SAFETY PRODUCTS	330550 TASER CARTRIDGE	492.44
			332269 TASER TRAINING CART	89.01
			333381 RETURN TASER TRNG C	39.95-
		EXPRESS POLICE SUPPLY	GAS GRENADES	288.19
			A6 MUNITIONS BAG	96.00
		VERIZON WIRELESS	2449163620 DTF PHONE SERVI	20.36
		NEX-TECH	DRUG TASK FORCE	2.86
		**PAYROLL EXPENSES	9/02/2010 - 9/15/2010	<u>546.17</u>
			TOTAL:	3,495.08
E BUILD 2006	HOME BUILD USD 475	HOME LUMBER CO.	GRAY POLY SPLASH BLOCK-HSH	17.52
		KANSAS GAS SERVICE	1402 N WEBSTER-AUGUST 2010	24.46
			1402 N WEBSTER-AUG 2010 FN	9.67
			610 W 14TH-SEPT 2010	13.84
		WESTAR ENERGY	1402 N WEBSTER-AUG 2010	24.46-
			1402 N WEBSTER-SEPT 2010	51.87
			610 W 14TH-SEPT 2010	36.83
		WATERS HARDWARE	HSH#4-WOOD KNOB/LATEX/SCRE	<u>32.94</u>
			TOTAL:	163.67

===== FUND TOTALS =====				
01	GENERAL FUND			529,322.22
02	GRANTS			19,870.60
10	SPIN CITY			13,944.81
14	MILITARY AFFAIRS/OLD TROO			2,974.63
15	WATER & SEWER FUND			335,948.56
17	ROLLING MEADOWS GOLF FUND			21,235.41
18	STORM WATER			457.33
19	ECONOMIC DEVELOPMENT			39,841.48
22	SPECIAL HIGHWAY FUND			194.40
25	CAPITAL IMPROVEMENT FUND			30,133.62
30	UTILITY CHARGES FUND			55,907.22
35	EMPLOYEE BENEFITS FUND			65,412.12
47	DRUG & ALCOHOL ABUSE FUND			2,686.74
50	SPECIAL LE TRUST FUND			3,626.70
75	HOME BUILD USD 475			163.67

	GRAND TOTAL:			1,121,719.51

SELECTION CRITERIA

SECTION OPTIONS

DOR SET: 01-CITY OF JUNCTION CITY, KS
D All
SSIFICATION: All
K CODE: All
M DATE: 0/00/0000 THRU 99/99/9999
M AMOUNT: 9,999,999.00CR THRU 9,999,999.00
POST DATE: 0/00/0000 THRU 99/99/9999
CK DATE: 9/02/2010 THRU 9/15/2010

ROLL SELECTION

ROLL EXPENSES: YES
CK DATE: 9/02/2010 THRU 9/15/2010

NT OPTIONS

NT DATE: None
UENCE: By Department
CRPTION: Distribution
ACCTS: NO
ORT TITLE: APPROPRIATIONS---SEPT 2-SEPT 15 2010
NATURE LINES: 0

KET OPTIONS

LUDF REFUNDS: YES
1 PEN ITEM:NO

CITY COMMISSION MINUTES

September 7, 2010

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, September 7, 2010 with Vice Mayor Ken Talley presiding.

The following members of the Commission were present: Terry Heldstab, Scott Johnson, Ken Talley, and Jack Taylor. Staff present was: City Manager Gerry Vernon, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

PUBLIC COMMENT

Mary Somerack stated that people in the community are using the Salvation Army serviced at an increasing rate. She stated that people will be harmed by the utility bill increase. She stated that the Commission needs to re-establish credibility with the community.

Matt Jackson Fire Department union representative stated that the union has no opinion on utility rate increases. He stated that younger employees who are starting families and buying homes will be hit the hardest on the furlough. He stated that he would have liked to have seen these issues addressed earlier in the year; he would like to see people on the same page.

John Stewart stated that private trash haulers do a better job. He stated that there was a surplus in the water & sewer fund that is now gone. He stated that he thought the 1% sales tax took care of this. Commissioner Johnson stated that City Manager Vernon was dealt a bad hand here, and stated that he is not in favor of the City providing residential trash service exclusively.

Deb Johnston stated that she has private trash service with Waste Management, and stated that the City treated the company poorly in the past.

Bill Kausler stated that he does not agree with the furlough and the citizens as a whole need to pay for the problem.

Gerald Gerloff stated that positions at Police & Fire have already taken cuts, and further cuts would not be good. He stated that the City Manager said there would be balanced budget and surplus in the future. He asked what happened to that idea. Commissioner Johnson stated that the Finance Manager and City Manager will take cuts in pay with the rest of the staff.

Allen Scott stated that he helped people during the Great Depression and he is now willing to pay the remainder of his Water & Sewer bill for the rest of the year to help. He asked for other citizens to pay their water bills in advance for the remainder of the year to help the City.

Troy Sanders of Waste Management stated that he opposes City exclusivity of trash service for residential properties.

John Mallon stated that his business will not grow if the City is exclusive on residential trash service.

John Soswelowski stated that he switched from Veolia to a private trash hauler because of service issues.

CONSENT AGENDA

Commissioner Johnson requested the removal of three items from the appropriations which included payments to Ventria, CapGemmini, and The Bluffs. Commissioner Johnson stated that he would not vote for these items until they are investigated. Finance Director Beatty stated that the Bluffs item is for the IRB agreement, and the Ventria payment will end on January of 2011. Commissioner Taylor stated that he was told by the prior City Manager that the City would not be held liable for IRBs. City Attorney Logan stated that the City approved payment by Charter Ordinance and that this item was clear in the past. Commissioner Johnson stated that these companies need to show up to the Commission to explain themselves.

The consideration and approval of **Appropriation Ordinance A-17-2010** dated August 12 – September 1, 2010 in the amount of \$1,035,225.26. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda as amended. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

Approval of the **August 17, 2010** City Commission Meeting Minutes. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda as amended. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

Consideration and approval to receive grant award in the increased amount of \$47,211.00 for the Open Door. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda as amended. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

Monthly Reports:

1. Water Department

The Consideration and approval of Payroll #16 and #17 for the month of August 2010. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda as amended. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Pay Estimate #2 in the amount of \$120,473.91 to Clarke Well & Equipment, Inc. for construction of Water Supply Well No. 18. This project is 68.71% complete as of this Pay Estimate. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve the Consent Agenda as amended. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Ventria payment. Ayes: Heldstab, Talley. Nays: Johnson, Taylor. Motion failed.

Commissioner Heldstab moved, seconded by Commissioner Taylor to table the remaining to items on The Bluffs and CapGemini. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

A Proclamation recognizing October 21, 2010 as Wamego Dutch Mill Sweet Adelines Day. Vice Mayor Talley read and presented the proclamation.

Presentation of a Certificate of Appreciation to Armour Eckrich on behalf of the City of Junction City. Removed from the agenda.

A special presentation by Jonice Pitts. Jonice Pitts stated that she was sad that the Commission had decided to sell a building that was important to the black community. She questioned why it had been decided that this property would be sold first when the City owns other properties. Commissioner Johnson stated that he wants all City owned properties to be sold. Commissioner Johnson stated that the Turning Point Church followed the rules of the bid process. Jonice Pitts stated that the City had funds two years ago to establish the Buffalo Soldier Museum. Commissioner Johnson stated that there should have been no promises on funding. Jonice Pitts stated that the City went through this process too fast. Jonice Pitts's daughter read an article from the Daily Union in which Commissioner Johnson was quoted as saying that renters use too many social services and increase crime. Commissioner Johnson stated that the Daily Union should not be believed, and that he does not sugar coat issues.

A special presentation by Nicholas Blake. Nick Blake stated that he has been with the Junction City Police department for 6.5 years. He stated that the Police Department has made sacrifices to help the City's financial situation by having positions frozen or cut. He requested that the Commission not punish the families of Police Officers. He state that fewer officers will increase crime, and officers will look for jobs elsewhere.

PUBLIC HEARING

UNFINISHED BUSINESS

The consideration and approval to **change the fine and court costs schedule** for the Junction City Municipal Court, and modify the process for any future changes to fines and court costs from a Charter Ordinance to a General Ordinance.

1. Approve General Ordinance **G-1076. (Final Reading).**

Commissioner Heldstab moved, seconded by Commissioner Taylor to approve G-1076 on final reading. Ayes: Heldstab, Talley, Taylor. Nays: Johnson. Motion carried.

The consideration and approval of **Ordinance G-1075** amending Title IV, Subdivision Regulations, and Title V, Building and Construction, of City Code to add language

regarding exemptions to platting and adding language concerning when building permits may be issued on unplatted lands. **(Final Reading)** Commissioner Johnson moved, seconded by Commissioner Taylor to approve G-1075 on final reading. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of **Ordinance S-3085** authorizing the imposition of a one percent City-wide sales tax and related matters. **(Final Reading)** Commissioner Talley stated that it is important that these funds be spent as intended for debt reduction. Commissioner Taylor requested that information regarding funds collected from the increased tax be displayed on the City website. Finance Director Beatty stated that this would be done. Commissioner Heldstab moved, seconded by Commissioner Taylor to approved S-3085 on final reading. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

NEW BUSINESS

The consideration and approval of **G-1077** to update the City Ordinance to accurately reflect the new 2010 Standard Traffic Ordinance. Commissioner Taylor moved, seconded by Commissioner Heldstab to approve G-1077 on first reading. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of the sale or disposition of City properties. City Manager Vernon stated that the purpose of the item is to identify surplus property and how to dispose of the property. 136 E. 3rd Street is empty lot; with recommendation of accepting sealed bids for the property. Commissioner Johnson asked to know entire cost to the City prior to sale. Commissioner Heldstab stated that he sold this property to the City for approximately \$4,500.00. 215 E 14th St is empty lot; with recommendation of accepting sealed bids with no minimum. 436 W 11th; recommend to sell by sealed bid with no minimum bid. 617 N Washington; recommend selling with no minimum bid, or auction. Commissioner Johnson stated that there were mold problems with this building. Commissioner Taylor requested the building to be auctioned as is. Commissioner Heldstab stated that there are antique pictures in the building that are valuable; contents should be sold separately as well as large cabinets. Commissioner Heldstab stated that the roof was repaired. City Manager Vernon stated that the City staff would investigate the sale further prior to moving forward. Elmdale Ave property was potential self help housing projects land with water and sewer available; recommendation of staff is to have sealed bid with no minimum. Commissioner Talley suggested a minimum due to the potential value. Commissioner Johnson stated that the City should have right to reject the bids. Riley Manor Circle with an access issue; recommend with sealed bid with no minimum. S. Franklin empty lot but not buildable, need to would with adjacent owner to determine if they will take the land. W. 18th Street properties; recommendation is to keep the land as wilderness. Commissioner Talley asked how the City received the land. City Manager Vernon stated that the property is on the peak of a hill which may prevent future development. Commissioners would like the property to go to a sealed bid process. 10th and Washington lots include six properties; sell as one property with \$100,000.00 minimum bid. Commissioner Johnson thought there was a lot of City funds spent on this land, more than \$300,000.00. Commissioner Taylor liked the \$100,000.00 minimum.

Commissioner Johnson asked if there are additional properties to sell. City Manager Vernon stated that the City would need to work with the EDC on the industrial land on Grant Ave.

The consideration and approval of Ordinance G-1078 to amend the Current Municipal Code concerning water rates.

1. Approval of Ordinance G-1078 on **first reading**.
2. Approval of Declaration of Emergency
3. Approval of Ordinance G-1078 on **final reading**.

City Manager Vernon stated that this issue is not being brought to the Commission due to problems with the 2011 budget, but because of cash flow issues in 2010. The City needs approximately \$669,000.00 for the remainder of the year to pay bills. City Manager Vernon stated that everyone needs to chip in to solve this problem. City Manager Vernon stated that furloughs were chosen because to reduce staff levels at the required level, the City would not be able to operate. Commissioner Johnson stated that he would not vote for increases because developers have not been held accountable. Commissioner Talley asked if increases would roll back in 2011; Commissioner Talley stated that he does not want Fire and Police staff to be put in a position where they would be forced to prioritize emergencies on a regular basis. Commissioner Johnson stated that the City needs to go after money from the developers; the citizens should not be the first resort for funds. Commissioner Heldstab stated that the Commission could put together a letter to developers. Commissioner Johnson stated that he has been pushing for consequences to the developers for a year. City Manager Vernon stated that the development agreements are legal documents. Commissioner Johnson stated that the former Mayor was bribed. Commissioner Taylor asked if the furloughed employees would be eligible for unemployment. City Manager Vernon stated that the State has a shared work program that had potential, but Police and Fire would not be able to participate due to scheduling issues so the program is no longer being considered. Commissioner Johnson asked if the City has let any employees go. City Manager Vernon stated that staff reductions have occurred by way of an unofficial hiring freeze, and by not filling empty positions. Finance Manager Beatty stated that in 2011 the City would reduce the Water & Sewer rate to a \$7.00 per month increase; for the City to have the option of no fund warrants, the commission must show the State that actions have been taken by the Commission to remain solvent; the utility increase would be a step in that direction. Commissioner Taylor asked how the sales tax numbers are coming in. City Manager Vernon stated that staff has projected \$75,000.00 more than what was budgeted for in 2010. Commissioner Johnson said there should be a hiring freeze for the next year. City Manager Vernon stated that he would like to hire a City Attorney, and contract with an Engineering firm for services. Matt Jackson representing the Fire Union addressed the Commission and stated that 8 furlough days is a lot for families to take on; he stated that 4 days would be acceptable. Nick Blake representing the Police Union stated that 20 year employees will take less of a hit than newer employees, and fewer furlough days are better than more. Commissioner Johnson requested the increased utility charge for a 4 day furlough. Public Services Director Gowen stated that the 4 day furlough would be a \$19.00 utility increase. Commissioner Johnson moved, seconded by Commissioner Heldstab to approve G-1078 on first reading with a Water rate increase of \$12.00 per month until 2011 when it will be reduced to \$4.00. Ayes: Heldstab,

Johnson, Talley, Taylor. Nays: none. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve Declaration of Emergency. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve G-1078 on final reading with a Water rate increase of \$12.00 per month until 2011 when it will be reduced to \$4.00. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Ordinance G-1079 to amend the current municipal code concerning sewer rates.

1. Approval of Ordinance G-1079 on **first reading**.
2. Approval of Declaration of Emergency
3. Approval of Ordinance G-1079 on **final reading**.

Commissioner Heldstab moved, seconded by Commissioner Johnson to approve G-1079 on first reading with a Sewer rate increase of \$7.00 per month until 2011 when it will be reduced to \$3.00. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve Declaration of Emergency. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve G-1079 on final reading with a Sewer rate increase of \$7.00 per month until 2011 when it will be reduced to \$3.00. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of Ordinance G-1080 to amend the current municipal code concerning refuse rates.

1. Approval of Ordinance G-1080 on **first reading**.
2. Approval of Declaration of Emergency
3. Approval of Ordinance G-1080 on **final reading**.

Commissioner Heldstab moved, seconded by Commissioner Johnson to table G-1080 for modification and future discussion. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

The consideration and approval of a 12 month sub-lease agreement for the Opera House with the Junction City Little Theatre, Inc. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve a 12 month sub-lease agreement for the Opera House with the Junction City Little Theatre, Inc. Ayes: Heldstab, Johnson, Talley, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Taylor thanked the staff for accepting the furlough days. He stated that he feels bad for the Community. Commissioner Taylor stated that he has confidence in the City Staff.

Commissioner Johnson thanked Gerry and Cheryl for their work.

Commissioner Heldstab thanked the staff for their work. He also thanked Otto Wrestler for taking care of tree limbs on City property.

Commissioner Talley thanked the Commission for a good discussion that resulted in a good decision. It was nice to work together.

STAFF COMMENTS

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Taylor to adjourn at 10:18 PM Ayes: Heldstab, Johnson, Talley, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 21th DAY OF SEPTEMBER 2010 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR SEPTEMBER 7, 2010.

Tyler Ficken, City Clerk

Mike Rhodes, Vice Mayor

CITY COMMISSION MINUTES

August 17, 2010

7:00p.m.

The regular meeting of the Junction City City Commission was held on Tuesday, August 17, 2010 with Mayor Mike Rhodes presiding.

The following members of the Commission were present: Terry Heldstab, Scott Johnson, Mike Rhodes, and Jack Taylor. Staff present was: City Manager Gerry Vernon, City Attorney Catherine Logan, and City Clerk Tyler Ficken.

PUBLIC COMMENT

Debra Johnston of 1320 McFarland requested that the City provide information as to why and when the 5 minute limit on public comment was approved.

Pastor Brian Emig stated that he is a member of a small but growing church; he has challenged the congregation to become more than just another church as was suggested at the last Commission meeting. He stated that the church does not have any plans to erase the history at the site.

Vince Devorak a member of Turning Point Church stated that this location is critical for the church, and proximity to Fort Riley is important.

Pastor Dan of Turning Point Church stated that the church is not typical, and the building meets the needs of the congregation.

CONSENT AGENDA

The consideration and approval of **Appropriation Ordinance A-16-2010** dated July 29, 2010 to August 11, 2010 in the amount of \$872,199.67. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none.

Approval of the **August 3, 2010** City Commission Meeting Minutes; approval of the **June 22, 2010** Special City Commission Meeting Minutes; approval of the **June 29, 2010** Special City Commission Meeting Minutes; approval of the **August 5, 2010** Special City Commission Meeting Minutes. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none.

Consideration and approval to receive grant award in the amount of \$27,711.00 for the Open Door. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none.

Consideration and approval to certify to the County for collection on the tax statements of Special Assessments, and Blight Assessments. Commissioner Taylor moved,

seconded by Commissioner Johnson to approve the consent agenda. Ayes: Heldastab, Johnson, Rhodes, Taylor. Nays: none.

Monthly Reports:

1. EMS
2. Fire
3. Personnel
4. Rolling Meadows Golf Course

The consideration and approval of documents required for the sale of the property at 326 S. Washington. Commissioner Taylor moved, seconded by Commissioner Johnson to approve the consent agenda. Ayes: Heldastab, Johnson, Rhodes, Taylor. Nays: none.

PUBLIC HEARING

A public hearing to consider condemnation of the structure at 1005 Dagen Lane and approval of **R-2624**. Mayor Rhodes opened the public hearing. Senior Inspector Karmann stated that this property has improved greatly, and is being rehabilitated. Commissioner Taylor stated that he is pleased that Perfection Builders was able to save the property from demolition. Mayor Rhodes closed the public hearing. Commissioner Heldstab moved, seconded by Commissioner Taylor to not condemn the structure at 1005 Dagen Lane. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

A public hearing to consider condemnation of structure at 914 and 916 Kramer Court and approval of **R-2625**. Senior Inspector Karmann requested that this item be tabled until the August 17, 2010 City Commission Meeting. Commissioner Talley Moved, Seconded by Commissioner Johnson to table the item for future consideration. Ayes: Heldstab, Johnson, Rhodes, Talley, Taylor. Nays: none. Motion carried.

SPECIAL PRESENTATIONS

Mayor Rhodes presented letters of Commendation to Lieutenant Keith Fitzgerald, Officer Jeremy Bice, and officer David Sloan.

Officer Wigton presented certificate/award to the August Yard of the Month winner to 1015 Burke Dr..

Buffalo Soldier presentation. Gaylynn Childs stated that the Little Theater building is important to African American culture in the area and provided a history of the building. She stated that other buildings in town were deed for one dollar for historic purposes, and this building should be too. Gaylynn Childs stated that the City would benefit economically in the future from visitors to the museum. Commissioner Johnson stated that the building has been for sale for a long time; he asked if the Historical Society was willing to purchase the building. Gaylynn Childs stated that her board has the power to make that decision. Trooper Edley of the 9th & 10th Cavalry Association stated that plans were made for the building in the past. He stated that Buffalo Soldier

events are well attended and was disappointed to be out of the loop on the sale of the building. Commissioner Johnson asked if the group had any funds to purchase the building. Trooper Edley stated that he could not speak for the board about purchasing the building. Trooper Curly spoke to the Commission about his history and the building; he was married there in 1943. Commissioner Johnson stated that for the museum to become a reality, it would require additional funds from the City. City Manager Vernon stated that the Commission has the option to reject all bids. Commissioner Heldstab stated that he did not want to rush to a decision on the sale. Commissioner Johnson stated that he would need the blessing of the church in order to delay the sale any further. Commissioner Johnson stated that with the OK from the church he would wait for information from the Buffalo Soldier group in 3 to 4 weeks. Trooper Edley stated that it would likely take more time, approximately 3 months. Commissioner Taylor asked about the potential artifacts for the museum. Trooper Edley stated that items would be rotated, and there would be items from local residents. Commissioner Taylor suggested that Turning point Church could offer first right of refusal to the Buffalo Soldier group on any future sale of the building. Trooper Edley stated that his organization should have been called about the sale of the building. Commissioner Johnson stated that the turning Point Church met the requirements of the bid process. Pastor Eming stated that the bid was supposed to be completed 28 days ago; it would not be fair to bid the building again as the Church's bid has already been opened. City attorney Logan stated that the Commission would need to accept, reject, or table the item.

PUBLIC HEARING

Final budget hearing allowing for final public input regarding the 2011 budget. Mayor Rhodes opened and closed the budget hearing to allow for public input regarding the 2011 budget.

UNFINISHED BUSINESS

The consideration and approval of **Ordinance S-3083** attesting to an increase in tax revenues. **(Final Reading)** Commissioner Johnson asked about property tax payments that the City had made. Finance Manager Beatty stated that the City is pursuing rebates on properties for the past three years. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve S-3083 on final reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

The consideration and approval of a bid from Turning Point Church in the amount of \$100,100.00 for the property at **339W 18th St.** Commissioner Heldstab suggested extending the lease to Turning Point Church for 6 months to provide time for the Buffalo Soldier group. Mayor Rhodes stated that he would like to see the item postponed. Commissioner Johnson moved, seconded by Commissioner Taylor to approve bid from Turning Point Church in the amount of \$100,100.00 for the property at **339W 18th St.** Ayes: Johnson, Rhodes, Taylor. Nays: Heldstab. Motion carried.

The consideration and approval of **adoption of the 2011 Budget** as presented at the August 5th meeting. Finance Manager Beatty stated that the budget is finished and is presented for final approval. Commissioner Johnson stated that the mill levy had not

been increased, but no cuts have been made. Commissioner Taylor moved, seconded by Commissioner Heldstab to adopt the 2011 budget as presented at the August 5th meeting. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

NEW BUSINESS

The consideration and approval to **change the fine and court costs schedule** for the Junction City Municipal Court, and modify the process for any future changes to fines and court costs from a Charter Ordinance to a General Ordinance.

1. Approve Charter Ordinance No. 39 First Reading.
2. Approval of Declaration of Emergency
3. Approval Charter Ordinance No. 39 Final Reading.
2. Approve General Ordinance G-1076 on First Reading.

Commissioner Johnson moved, seconded by Commissioner Taylor to approve Charter Ordinance No. 39 on first reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried. Commissioner Johnson moved, seconded by Commissioner Taylor to approve Declaration of Emergency. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried. Commissioner Johnson moved, seconded by Commissioner Taylor to approve Charter Ordinance No. 39 on final reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried. Commissioner Taylor moved, seconded by Commissioner Johnson to approve G-1076 on first reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

The consideration and approval of **Ordinance G-1075** amending Title IV, Subdivision Regulations, and Title V, Building and Construction, of City Code to add language regarding exemptions to platting and adding language concerning when building permits may be issued on unplatted lands. Mayor Rhodes asked why the current ordinance had been approved. David Yearout stated that staff had used discretion in the past and is not ideal. Commissioner Heldstab moved, seconded by Commissioner Johnson to approve G-1075 on first reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

The consideration and approval of **waiver of paving** requirement for off street parking area by Triangle Self Storage proposed new facility at 2721 Gateway Court on the land over the easement of Kansas Gas Service. David Yearout stated that the waiver is being considered because the pipeline is at issue; the portion property on the easement would require paving if not for the easement issue. Commissioner Heldstab moved, seconded by Commissioner Taylor to approve waiver of paving requirement for off street parking area by Triangle Self Storage proposed new facility at 2721 Gateway Court on the land over the easement of Kansas Gas Service. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

The consideration and approval of **Ordinance S-3085** authorizing the imposition of a one percent City-wide sales tax and related matters. **(First Reading)** Commissioner Johnson moved, seconded by Commissioner Heldstab to approve S-3085 on first reading. Ayes: Heldstab, Johnson, Rhodes, Taylor. Nays: none. Motion carried.

COMMISSIONER COMMENTS

Commissioner Johnson stated that he was glad to see people attending the Commission meeting, and was pleased that the 1% sales tax was approved.

Commissioner Taylor thanked the staff for their work on the budget.

Commissioner Heldstab submitted a letter from Kyle Junghans to be included in the minutes.

Mayor Rhodes also thanked staff for work on the budget.

STAFF COMMENTS

City Manager Vernon stated that he understands that the refunding on properties to the county is lousy timing, and he understands the frustration. City Manager Vernon stated that he is continuing to work with the EDC, MAC, and Chamber of Commerce on consolidation efforts.

ADJOURNMENT

Commissioner Heldstab moved, seconded by Commissioner Johnson to adjourn at 9:02 PM Ayes: Heldstab, Johnson, Taylor. Nays: None. Motion Carried.

APPROVED AND ACCEPTED THIS 7th DAY OF SEPTEMBER 2010 AS THE OFFICIAL COPY OF THE JUNCTION CITY CITY COMMISSION MINUTES FOR AUGUST 17, 2010.

Tyler Ficken, City Clerk

Ken Talley, Vice Mayor

3c

City of Junction City

City Commission

Agenda Memo

September 21, 2010

From: Public Works Department
To: Gerry Vernon, City Manager & the City Commissioners
Subject: **Water Supply Well No. 18 – Clarke Well & Equipment, Inc. CO #1**

Objective: The consideration and approval of Change Order #1 by Clarke Well & Equipment to decrease the contract amount for Well #18 by \$2,395.00 and to increase the contract days by 107 days.

Explanation of Issue: On May 5, 2009 the City Commissioners approved an ARRA loan in the amount of \$800,000.00 to install well #18 and replace the most important well field piping. On August 18, 2009 Resolution 2564 was approved authorizing and approving certain improvements to the City's Public Water Supply System (project 44833/KPWSLF 2494). On February 16, 2010 Resolution 2593 was approved on to complete a loan to KDHE in the amount of \$1,796,491.00. On January 15, 2010 notice of award was approved to Clarke Well & Equipment, Inc. in the amount of \$312,000.00 to construct Water Supply Well No. 18. Construction began on May 3, 2010. Change Order #1 has been submitted for approval to decrease the contract amount by \$2,395.00 due to the elimination of the butterfly valve at Well #17, the gate valve in Well #18 vault, and add valve box at hot tap location for Well #18, making the new contract amount not to exceed \$309,705.00, and to increase contract days by 107 days. The increase of days is due to a delay in motor procurement.

Budget Impact: This project is being funded by ARRA funds in the amount of \$800,000.00 and a loan in the amount of \$1,796,491.00. All City funds are paid from the Water and Sewer Fund.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve Change Order #1.
2. Disapprove Change Order #1.
3. Modify Change Order #1
4. Table the request.

Recommendation: Staff recommends the Commission approve Change Order #1 by Clarke Well & Equipment to decrease the contract amount for Well #18 by \$2,395.00 and to increase the contract days by 107 days.

Enclosures: Change Order #1



CHANGE ORDER NO. 001

Page 1 of 1

Project Name: Water Supply Well No. 18 B&McD Project No. 44833
Owner: City of Junction City, Kansas Client Project No. NA
Contractor: Clarke Well & Equipment Contract No. NA

The below noted modifications to subject Contract are directed by Owner and accepted by Contractor:

1. #17 Eliminate the butterfly valve at Well
2. vault, and add valve box at hot tap location for Well #18 Eliminate the gate valve in Well #18
3. Date from August 14, 2010 to December 2, 2010 to account for delays in motor procurement due to manufacturer fabrication delays. Change the original Completion

The modification noted above result in **decrease** of \$2395 in Contract Price, the current Contract Price being:

Original Contract Price	\$ 312,100
Total net amount of all previous Change Orders	+ \$ 0
Total net amount of all previous variable quantity adjustments.. (+ or -)	\$ 0
Total net amount of this Change Order	- \$ 2395
Current Contract Price Including this Change Order	\$ 309,705

The Contract Time shall be **changed**, the current Completion Date being:

Original Completion Date	<u>August 14, 2010</u>
Total net time adjustment of all previous Change Orders	+ <u>0</u> days
Total net time adjustment of this Change Order	(+ or -) <u>107</u> days
Current Completion Date including this Change Order	<u>December 2, 2010</u>

The price and/or time extension set forth in this Change Order is full compensation for all costs and delays, direct and indirect, incurred in connection with the conditions giving rise to this Change Order, the work specified herein, and any consequential costs, delays or effects on unchanged work resulting therefrom.

This Change Order, when executed, constitutes a modification to the Contract and all provisions of the Contract, except as modified above and by any previous Change Orders, shall apply hereto.

OWNER
City of Junction City, Kansas
By _____
Date _____

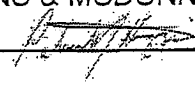
CONTRACTOR
Clarke Well & Equipment Co.
By _____
Date _____

The conditions of the Change Order are noted for compliance and payment.



113083 Form CSD-46

BURNS & MCDONNELL ENGINEERING COMPANY

By 

Date 06/22/2010

3d 1
ROLLING MEADOWS GOLF COURSE

4 1/2 Star Rated Golf Course

Rolling Meadows Golf Course

August, 2010 Report

Consistently Rated as One of the Top "Places to Play" in
Kansas. -*Golf Digest*

www.jcrollingmeadows.com



ROLLING MEADOWS GOLF COURSE

6514 Old Milford Rd
Milford, KS
66514

Phone: 785-238-4303

Fax: 785-210-1980

E-mail: RollingMeadows@jcks.com



August 2010

Monthly Maintenance Activities:



Equipment Maintenance and Repairs

Wash and service equipment - Daily

Irrigation Maintenance and Repairs

Repair water line leak #7 rough

Replaced two (2) complete sprinkler heads

Repaired or replaced components in sixteen (16) individual sprinklers

Repaired water line leak - maintenance shop line

Pump Maintenance - Weekly

Scheduled Course Maintenance

Empty trash, wash range balls, fill range machine, open and clean on course restrooms, move tee markers - Daily

Syringe Greens - Daily

Mow Rough - 5x Week

Mow Greens - 5x Week

Change Pin Placements - 5x Week

Weed Eat - 5x Week

Mow Fairways - 4x Week

Rake Sand Bunkers - 2x Week

Mow Tee Boxes - 2x Week

Mow Old Milford Road easement - Weekly

Mow Pro Shop area - Weekly

Change ball washer solution and towels - Weekly

Change Putting Green Pin Placements - Weekly

Chemical Applications

Applied Insecticide - Greens 2x

Applied Fertilizer - Greens 3x, Fairways and Tee Boxes 2x

Applied Fungicide - Greens, Fairways and Tee Boxes 1x

Applied Wetting Agent - Greens, Fairways and Tee Boxes 1x

Additional Activities

Fountain Maintenance

Remove storm damage from course

Tree pruning

Water trees

Verti-Cut Fairways and Tee Boxes

Aerated Tee Boxes

Aerated #1, 5, 6, 7 and 9 Fairways

Sliced, Seeded and Dragged #1, 5, 6, 7 and 9 Fairways and #2 Tee Box

Seeded and Dragged #3, 4, 7, 9 and 10 Tee Boxes

Pro Shop:

- Daily Play Operations/Procedures
- Handicap System Operations
- Daily/Weekly/Monthly Reports
- Inventory Report
- Merchandising
- Produced Weekly Food and Beverage Orders
- Annual Fees Update/Renewal Procedures
- Daily/Weekly Business Operations
- Website Marketing
- Maintain/Update Website -www.jcrollingmeadows.com
- Golf Course Staff/Department Meetings
- Meeting with Nike Rep

Tournaments:

Eagles - August 7th and 8th

1st Christian Church - August 21st

Boy Scouts of America - August 22nd

Over the Hill - August 27th

St. Xavier Golf Classic - August 29th

Fee Structure:**Weekdays**

18 Hole Green Fee \$14.00

18 Hole Car Fee \$14.00 Per Person

9 Hole Green Fee \$8.00

9 Hole Car Fee 8.00 Per Person

Juniors (14 and under) \$5.50

Specials:

Twilight *Starting Time 2 pm All Year Long

Weekday 18 Hole Green Fee \$10.00

Weekday 18 Hole Green Fee w/ Car \$18.00

Weekends

18 Hole Green Fee \$21.00

18 Hole Car Fee \$14.00 Per Person

9 Hole Green Fee \$11.00

9 Hole Car Fee \$7.50 Per Person

Juniors (14 and under) \$7.50

Specials:

Twilight *Starting Time 2 pm All Year Long

Weekend 18 Hole Green Fee \$16.00

Weekend 18 Hole Green Fee w/ Car \$23.00

Annual Fees:

Single \$450.00

Family \$650.00

Junior (Ages 18 and Under) \$150.00

Senior (Ages 65 and Older) \$400.00

College (Ages 18-23) \$200.00

Electric Car Storage (Annual Trail Fee Included): \$430.00

Gas Car Storage (Annual Trail Fee Included): \$380.00

Annual Trail Fee: \$150.00

August 2010 Revenues:

Category	GL Account #	Total
Green Fee Revenue	17435000372	\$ 19,434.50
Gift Cert. Net	n/a	- \$ 12.64
Range Fee	17435000378	\$ 1,021.35
Rental Fee	17435000375	\$ 161.55
Food	17435000384	\$ 1,910.13
Vending	17435000385	\$ 2,772.30
Annual Green Fees	17435000371	\$ 1,400.00
Trail Fee	17435000373	\$ 269.00
Beer	17435000381	\$ 4,110.74
Tournament Rounds Revenue	17435000370	\$ 3,932.00
Tournament Flighting Fee	n/a	\$ 468.00
Merchandise	17435000376	\$ 3,736.63
Cart Storage	17435000373	\$ 2,150.00
Cart Fees (Rev)	17435000374	\$ 11,795.90
Monthly Fees	17435000369	\$ 575.01
Lessons	17435000368	\$ 195.00
Shop Credits Net	n/a	\$ 10.48
Total Revenues (After Taxes)	n/a	\$ 53,929.95
Reserve Fund	1600000421	\$ 1,445.50
Total After Reserve Fund and Taxes		\$ 52,484.45

9-07-2010 9:15 AM SUMMARY DETAIL LISTING PAGE: 1
 FUND : 17 -ROLLING MEADOWS GOLF FUND PERIOD TO USE: Aug-2010 THRU Aug-2010
 DEPT : 32 GOLF COURSE ACCOUNTS: 5-32-00-0510 THRU 5-32-00-0955
 =====AMOUNT=====

5-32-00-0510 OVERTIME SALARY & WAGES
 BEGINNING BALANCE 1,746.33

===== AUGUST ACTIVITY DB: 484.21 CR: 0.00 484.21

5-32-00-0515 PARTTIME SALARY & WAGES
 BEGINNING BALANCE 23,195.28

===== AUGUST ACTIVITY DB: 5,027.95 CR: 0.00 5,027.95

5-32-00-0520 REGULAR TIME SALARY & WAGES
 BEGINNING BALANCE 120,480.44

===== AUGUST ACTIVITY DB: 17,135.27 CR: 0.00 17,135.27

5-32-00-0535 CITY CONTRIBUTION MEDICAL
 BEGINNING BALANCE 0.00

5-32-00-0537 CITY CONTRIBUTION DENTAL
 BEGINNING BALANCE 0.00

5-32-00-0539 LIFE / SHORT TERM DISABILITY
 BEGINNING BALANCE 0.00

5-32-00-0545 SOCIAL SECURITY
 BEGINNING BALANCE 0.00

5-32-00-0547 MEDICARE
 BEGINNING BALANCE 0.00

5-32-00-0550 KPERS
 BEGINNING BALANCE 0.00

5-32-00-0603 BUILDING MAINT. SUPPLIES

9-07-2010 9:15 AM SUMMARY DETAIL LISTING PAGE: 2
 FUND : 17 -ROLLING MEADOWS GOLF FUND PERIOD TO USE: Aug-2010 THRU Aug-2010
 DEPT : 32 GOLF COURSE ACCOUNTS: 5-32-00-0510 THRU 5-32-00-0955
 =====AMOUNT=====

BEGINNING BALANCE 1,751.12

===== AUGUST ACTIVITY DB: 431.95 CR: 0.00 431.95

5-32-00-0610 CHEMICALS
 BEGINNING BALANCE 18,457.88

5-32-00-0612 FERTILIZER
 BEGINNING BALANCE 3,364.50

5-32-00-0614 LANDSCAPING SUPPLIES AND PLANT
 BEGINNING BALANCE 1,034.24

===== AUGUST ACTIVITY DB: 44.94 CR: 0.00 44.94

5-32-00-0632 STREET MAINTENANCE MATERIALS
 BEGINNING BALANCE 56.18

5-32-00-0646 OTHER OPERATIONS AND SERVICES
 BEGINNING BALANCE 4,475.38

===== AUGUST ACTIVITY DB: 48.40 CR: 0.00 48.40

5-32-00-0647 DIESEL FUEL
 BEGINNING BALANCE 3,478.95

5-32-00-0648 MOTOR FUEL
 BEGINNING BALANCE 3,635.81

===== AUGUST ACTIVITY DB: 23.42 CR: 0.00 23.42

5-32-00-0651 PARTS FOR VEHICLE AND EQUIPMEN
 BEGINNING BALANCE 0.00

9-07-2010 9:15 AM SUMMARY DETAIL LISTING PAGE: 3
 FUND : 17 -ROLLING MEADOWS GOLF FUND PERIOD TO USE: Aug-2010 THRU Aug-2010
 DEPT : 32 GOLF COURSE ACCOUNTS: 5-32-00-0510 THRU 5-32-00-0955
 =====AMOUNT===== BALANCE=====

5-32-00-0652 TOOLS
 BEGINNING BALANCE 308.13

5-32-00-0653 PAINT
 BEGINNING BALANCE 0.00

5-32-00-0666 SUBSCRIPTIONS, BOOKS, TAPES
 BEGINNING BALANCE 0.00

5-32-00-0667 OFFICE SUPPLIES
 BEGINNING BALANCE 670.08

===== AUGUST ACTIVITY DB: 102.33 CR: 0.00 102.33

5-32-00-0668 POSTAGE AND DELIVERY
 BEGINNING BALANCE 170.40

===== AUGUST ACTIVITY DB: 4.86 CR: 0.00 4.86

5-32-00-0670 MISC. AND SAFETY SUPPLIES
 BEGINNING BALANCE 6.73

5-32-00-0671 GOLF SUPPLIES
 BEGINNING BALANCE 6,324.82

===== AUGUST ACTIVITY DB: 592.26 CR: 0.00 592.26

5-32-00-0673 FOOD SUPPLIES
 BEGINNING BALANCE 6,648.00

===== AUGUST ACTIVITY DB: 1,207.89 CR: 0.00 1,207.89

5-32-00-0674 VENDING
 BEGINNING BALANCE 7,469.69

===== AUGUST ACTIVITY DB: 1,802.24 CR: 0.00 1,802.24

9-07-2010 9:15 AM SUMMARY DETAIL LISTING PAGE: 4
 FUND : 17 -ROLLING MEADOWS GOLF FUND PERIOD TO USE: Aug-2010 THRU Aug-2010
 DEPT : 32 GOLF COURSE ACCOUNTS: 5-32-00-0510 THRU 5-32-00-0955
 =====AMOUNT=====

<hr/>				
5-32-00-0675	SUNDRIES/BEER PURCHASES			
	BEGINNING BALANCE			9,061.03
	=====	AUGUST ACTIVITY DB:	1,001.75 CR:	0.00 1,001.75
<hr/>				
5-32-00-0677	MERCHANDISE FOR RESALE			
	BEGINNING BALANCE			12,309.49
	=====	AUGUST ACTIVITY DB:	3,101.62 CR:	0.00 3,101.62
<hr/>				
5-32-00-0678	KITCHEN SUPPLIES			
	BEGINNING BALANCE			117.26
	=====	AUGUST ACTIVITY DB:	116.58 CR:	0.00 116.58
<hr/>				
5-32-00-0680	IRRIGATION REPAIRS			
	BEGINNING BALANCE			3,335.71
	=====	AUGUST ACTIVITY DB:	214.53 CR:	0.00 214.53
<hr/>				
5-32-00-0682	UNIFORMS			
	BEGINNING BALANCE			0.00
<hr/>				
5-32-00-0703	ADVERTISEMENTS & PRINTING			
	BEGINNING BALANCE			90.44
	=====	AUGUST ACTIVITY DB:	200.98 CR:	0.00 200.98
<hr/>				
5-32-00-0715	BUILDING MAINT. & REPAIR			
	BEGINNING BALANCE			1,297.67
	=====	AUGUST ACTIVITY DB:	4,064.84 CR:	0.00 4,064.84
<hr/>				

9-07-2010 9:15 AM SUMMARY DETAIL LISTING PAGE: 5
 FUND : 17 -ROLLING MEADOWS GOLF FUND PERIOD TO USE: Aug-2010 THRU Aug-2010
 DEPT : 32 GOLF COURSE ACCOUNTS: 5-32-00-0510 THRU 5-32-00-0955
 =====AMOUNT===== BALANCE=====

5-32-00-0735 TELEPHONE/INTERNET
 BEGINNING BALANCE 1,390.47
 ===== AUGUST ACTIVITY DB: 1,108.52 CR: 0.00 1,108.52

5-32-00-0736 ELECTRIC, GAS & POWER
 BEGINNING BALANCE 2,047.39

5-32-00-0738 INSURANCE BONDS
 BEGINNING BALANCE 0.00

5-32-00-0745 MAINT & REPAIR GOLF CARTS
 BEGINNING BALANCE 1,019.50

5-32-00-0746 MAINT & REPAIR VEHICLES
 BEGINNING BALANCE 0.00

5-32-00-0747 MAINT & REPAIR EQUIPMENT
 BEGINNING BALANCE 4,737.35
 ===== AUGUST ACTIVITY DB: 31.38 CR: 0.00 31.38

5-32-00-0749 OTHER SERVICES
 BEGINNING BALANCE 5,557.60
 ===== AUGUST ACTIVITY DB: 781.65 CR: 0.00 781.65

5-32-00-0753 EQUIPMENT, RENT, LEASE
 BEGINNING BALANCE 16,867.07

5-32-00-0765 TRAVEL & TRAINING EXPENSE
 BEGINNING BALANCE 4.30

5-32-00-0768 DUES
 BEGINNING BALANCE 1,501.00

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*_*_*_*_*_*_*_*_*_*_*_*_*_*_*_*_
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000 ERRORS IN THIS REPORT!

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*_*_*_*_*_*_*_*_*_*_*_*_*_*_*_*_
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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	282,986.59	0.00
REPORTED ACTIVITY:	38,052.57	0.00
ENDING BALANCES:	321,039.16	0.00

PERSONNEL REPORT FOR SEPTEMBER 2010

TOTAL NUMBER OF EMPLOYEES	203
TOTAL NUMBER OF FEMALE EMPLOYEES	60
TOTAL NUMBER OF FULL TIME EMPLOYEES	163
TOTAL NUMBER OF REGULAR PART TIME EMPLOYEES	1
TOTAL NUMBER OF PART TIME EMPLOYEES	39
TOTAL NUMBER OF TERMINATIONS	39
TOTAL NUMBER OF NEW HIRES	0

SEPARATIONS

Ashley Bellendir, Pool Manager
Marissa Biggs, Concessions Clerk
Kyle Blackburn, Seasonal Parks Maintenance
Jessica Bowman, Lifeguard
Austin Brown, Concessions Clerk
Katherine Brown, Pool Supervisor
Hannah Byun, Lifeguard
Harry Celli, Lifeguard
Jeffery Childs, Jr., Seasonal Parks Maintenance
Nicole Childs, Pool Supervisor
Arijana Cook, Spin City Clerk
Candace Cooper, Lifeguard
Hilary Crager, Lifeguard
Allison Day, Lifeguard
Johnnie Gideon, Lifeguard
Brendan Higgins, Seasonal Parks Maintenance
Jessica Horta, Pool Supervisor
Tavaughn Humphreys, Spin City Clerk
Anthony Kozielski, Spin City Clerk
Bryan Ziegler, Lifeguard

Matthew Lagree, Seasonal Parks Maintenance
Sarah Leishman, Lifeguard
Mariah McAntee, Lifeguard
Katherine McCurdy, Spin City Supervisor
Rustin McDonald, Police Officer
Dylan McKenzie, Lifeguard
Brittnee Mulford, Lifeguard
Colin Murphy, Seasonal Parks Maintenance
Tanner Neuberger, Seasonal Parks Maintenance
Alana Peoples, Concessions Clerk
Donielle Reasco, Spin City Clerk
Valerie Rice, Dispatcher
Matthew Spurlock, Lifeguard
Jennifer Stawski, Concessions Clerk
Erica Testa, Assistant Pool Manager
Zateya Thomas, Concessions Clerk
Christine Thompson, Pool Supervisor
Ariel Webb, Lifeguard
Shandy Winters, Spin City Clerk

NEW HIRES/PROMOTIONS

None

JUNCTION CITY FIRE DEPARTMENT EMS MONTHLY REPORT395
AUGUST 2010**Monthly:****Count**

Out of Town Transfers	18
In Town Transfers	4

Runs per district -

010	Northwest area	38
020	Southwest area	63
030	Southeast area	39
040	Northeast area	43
050	Geary County	52
999	Out of County	5

Runs to GSO	3
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Stand by (Fire, Law Enforcement, Sporting Events)	23
Non-Transports	78

Total Incidents	240
-----------------	-----

Medical Responses	114
Trauma Responses	80

Transports to Geary Community Hospital	95
Transports to Irwin Army Community Hospital	20
Transports from scene to Out of County Facility	0

Vehicle Responses -

Medic 1	74
Medic 2	21
Medic 3	130
Medic 4	2

Overtime hours for EMS Personnel	52.25
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Charges for Ambulance Runs (sent to Omni Billing)	\$94,710.00
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Collections for Ambulance Runs	\$48,885.45
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Receipts from Medicare	\$13,064.21
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Receipts from Medicaid	\$1,834.75
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Receipts from Commercial Insurance	\$23,607.59
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YEAR TO DATE TOTALS:**TOTALS**

Ambulance Incidents	1777
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Overtime Hours for EMS Personnel	565.50
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Charges for Ambulance Runs	\$735,219.00
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Collections for Ambulance Runs this year	\$376,017.62
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Adjustments (Insurance write-offs)	\$225,170.99
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Adjustments (bad debt write-offs)	\$118,381.47
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JUNCTION CITY FIRE DEPARTMENT MONTHLY REPORT

AUGUST 2010

5d4

Situations:	Count
Fire/Explosion	14
Overpressure Rupture	1
Rescue Call	91
Hazardous Conditions	19
Service Call	8
Good Intent Call	5
False Call	14
Other Situation	0
TOTAL for the Month	152

Values:	Values
Total property values involved	\$2,909,000
Total losses	\$110,700
Total amount saved	\$2,798,300

Staff Hours:	Hours
Staff hours involved in situations	530.3

Vehicles:	Hours	Responses
520 (car)	0	0
521 (pickup)	4.63	11
522 (1 ton pickup)	16.09	37
E10 (Engine 10)	2.66	9
E20 (Engine 20)	30.09	69
E30 (Engine 30)	47.48	77
1 (Ladder 1)	4.55	9
51 (Squad 1)	0	0
H1 (Hazmat Trailer)	0	0

Responses by District:	City	County
	129	23

Fire Prevention Inspections: 110

Injuries/Deaths:	Injuries	Deaths
Civilian	0	0
Fire	1	0

YEAR TO DATE TOTALS:

Injuries/Deaths:	TOTALS
Civilian - Injuries	6
Civilian - Deaths	2
Fire - Injuries	1
Fire - Deaths	0
Fire Prevention Inspections:	461
Fire Responses:	1129

City of Junction City

City Commission

Agenda Memo

August 30, 2010

From: Dan Pfizenmaier, Self-Help Housing Director
To: Gerry Vernon, City Manager and City Commissioners
Subject: Certificate of Appreciation to Armour Eckrich

Objective: Present a Certificate of Appreciation to Armour Eckrich on behalf of the City of Junction City.

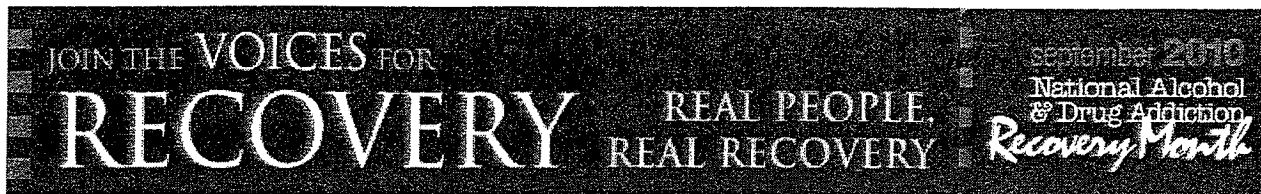
Explanation of Issue: Armour Eckrich has donated and served hot dogs at several City functions to include Self-Help Housing Ribbon Cuttings/Ground Breaking Ceremony, and the City-Wide Clean Up. We would like the Mayor to present this Certificate of Appreciation at the September 7, 2010, City Commission Meeting.

Budget Impact: This action has no bearing on the City of Junction City budget. There is no cost involvement.

Recommendation: City Staff recommends that we have the Mayor present Armour Eckrich with a Certificate of Appreciation for their donations to the City of Junction City.

Enclosures: Certification of Appreciation to Armour Eckrich.

5b



City of Junction City, Kansas

Proclamation

National Alcohol and Drug Addiction Recovery Month
September 2010

- WHEREAS, recovery from substance use disorders is possible through a variety of treatment resources and recovery support programs; and
- WHEREAS, thousands of people across the United States are living happy, healthy, and productive lives in recovery; and
- WHEREAS, it is critical that we educate our community members that substance use disorders are treatable, yet serious health care problems, and by treating them like other chronic diseases, we can improve the quality of life for the entire community; and
- WHEREAS, nearly half of Americans reported that their stress levels had increased over the past year in 2008, with as many as 30 percent rating their stress levels as extreme (American Psychological Association, Executive Report, October 7, 2008); and
- WHEREAS, in 2008, an estimated 23.1 million people of every age, race, ethnicity, and socio-economic status needed treatment for substance dependence or abuse in the United States (2008 National Survey on Drug Use and Health); and
- WHEREAS, educating our community about how substance use disorders affect all people in the community, including public safety officials, the workplace, older adults, and families, therefore is essential to combat misconceptions associated with addiction; and

WHEREAS, to help achieve this goal, the U.S. Department of Health and Human Services, the Substance Abuse and Mental Health Services Administration, the White House Office of National Drug Control Policy, and Central Kansas Foundation invite all residents of the City of Junction City, Kansas to participate in *National Alcohol and Drug Addiction Recovery Month (Recovery Month)*; and

NOW, THEREFORE, I, Mayor _____, do hereby proclaim the month of September 2010 as

National Alcohol and Drug Addiction Recovery Month.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of September, in the year of 2010, and of the Independence of the United States 232.

(Seal)

5c

City of Junction City

City Commission

Agenda Memo

September 21, 2010

From: Officer Jay Wigton, Blight Officer

To: Mr. Gerry Vernon, City Manager

Subject: **Yard of the Month Winner**

Objective: Officer Wigton will present certificate/award to the September Yard of the Month winner.

Explanation of Issue

Alternatives:

Recommendation:

Enclosures:

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City of Junction City

City Commission

Agenda Memo

September 21, 2010

From: Mark Karmann, Code Enforcement
To: Gerry Vernon, City Manager and the City Commissioners
Subject: **1803 Oakridge Dr – Public Hearing and Resolution R- 2631**

Objective: A Public Hearing to consider condemnation of the structure at 1803 Oakridge Dr and approval of Resolution 2631.

Explanation of Issue: On August 3, 2010 the City Commissioners approved Resolution 2623, to set September 21, 2010 for a Public Hearing for 1803 Oakridge Dr. Resolution 2623 was sent to the property owner of record and to all lien holders. Resolution 2623 was published in The Daily Union on August 7, 2010 and August 14, 2010. City staff is requesting review of Resolution 2631 and to determine if the structure at 1803 Oakridge Dr shall be allowed to be repaired or to be demolished. The property was purchased by Ralph Pratzel in August as a Delinquent Tax sale. When property is sold for delinquent taxes the original property owner has 90 days to pay the delinquent taxes, to retain ownership of the property. If Rodney G. Pratt does not pay the delinquent taxes, the property ownership will be transferred to Ralph Pratzel. Mr. Pratzel plans to be in attendance at the Commission meeting.

Budget Impact: If process continues, it may cost any where from \$750.00 to \$10,000.00 to demolish and clean up. The project will be funded through 01-5-22-00-0706 (General Fund, Demolition Removal). \$1,500.00 was budgeted for 2010. Costs will be assessed to the property owner and will reimburse any charges in this account.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve Resolution 2631, deeming the structure at 1803 Oakridge Dr condemned.
2. Disapprove Resolution 2631, deeming that the structure at 1803 Oakridge Dr does not warrant condemnation.
3. Modify the proposal.
4. Table the request.

Recommendation: Staff recommends the Commission allow 120 days for resolution of the disposition of the property and improvements to be made. This item would be on the January 19, 2011 Commission meeting.

Enclosures: Proposed Demolition Evaluation Form dated May 3, 2010, R-2631

CITY OF JUNCTION CITY BUILDING INSPECTION DEPARTMENT

PROPOSED DEMOLITION EVALUATION FORM

Property Address: 1803 OAKRIDGE DR.		Inspector: KARMANN	Inspection Date: 5/3/10
Legal Description:		Parcel I.D. 031-112-10-0-02-005-	
Structure Use: SFD	SqFt Estimate # Rooms	Appraiser's Value \$ 137,800	
Property Owner: RODNEY G. + CORI A. PRATT	Address: 23255 N 38th PL.	City/State/Zip: PHOENIX, AZ 85050-5480	

INSTRUCTIONS: Using the numerical scale below, compare the condition of the structure being rated against the criteria listed for each factor. Select the number which best indicates your perception of that structure's condition on each of the criterion and circle it on the evaluation scale. A rate of (7) = Structure meets standard requirements, (4) = Satisfactory structure, (1) = Dangerous conditions which must receive immediate attention. After completing each factor, indicate a composite (overall) evaluation.

RATING: 7 = MEETS STANDARD REQUIREMENTS TO 1 = DANGEROUS CONDITIONS EXIST	RATE	COMMENTS
FACTOR 1: FOUNDATION		
<input checked="" type="checkbox"/> BASEMENT <input type="checkbox"/> POURED <input type="checkbox"/> BLOCK <input type="checkbox"/> STONE <input type="checkbox"/> SLAB <input type="checkbox"/> CRAWLER Deterioration, cracks, mortar missing, settling, caving in	5	FOUNDATION WALLS FOR THE MOST PART WILL BE OK. TO USE TO REBUILD.
FACTOR 2: EXTERIOR WALLS/SIDING/BRICK		
Holes, missing siding pieces, termite damage, fasteners missing, water damage SIDING MATERIAL USED: BRICK	3	SOME OF EXTERIOR WALLS WERE DESTROYED BY THE FIRE
FACTOR 3: WINDOWS/DOORS		
Missing or broken, not securable (locks broken), won't open and/or close. Broken and/or rotted window or door frames. Termite damage. STORM WINDOWS & SCREENS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	2	ONLY A FEW DOORS AND WINDOWS REMAIN
FACTOR 4: ROOFING/SOFFITS/FACIA/STORM DRAINAGE		
Missing shingles, rotten or decayed decking materials, apparent leaks. Buckled soffits, missing pieces, no air vents, wood damaged. Facia missing or deteriorated, water damage ROOFING MATERIALS USED:	1	MOST OF ROOF STRUCTURE IS A TOTAL LOSS
FACTOR 5: PORCHES/DECKS		
Wood: Leaks, holes in decking, deterioration, separation from structure, supporting members deteriorated, non-code materials used. Cement: Settled (crooked), cracked, broken pieces, pulled away from structure. CONSTRUCTION MATERIALS USED:	2	HEAVILY FIRE DAMAGED
FACTOR 6: ELECTRICAL SERVICE & INTERIOR WIRING		
Service: Undersized, not grounded, dangerous or unsafe wiring. Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures SERVICE AMPERAGE:	1	WILL NEED TOTAL REBUILD
FACTOR 7: PLUMBING - WATER SUPPLY & WASTEWATER		
Faucets leaking, improperly vented, fixtures don't function properly. Kitchen area must have sink, bathroom must have commode, lavatory and bathing facilities. Laundry hook-ups. Sewer gas smell. WATER PIPING MATERIALS:	1	WILL NEED TOTAL REBUILD
FACTOR 8: MECHANICALS - HEAT & AIR CONDITIONING PLANTS		
Furnace covers in place, venting, functioning properly, thermostat. Register covers in place. Wall units in sleeping areas.	1	WILL NEED TOTAL REBUILD
COMPOSITE EVALUATION		
Add factor ratings 1 through 8 and divide by 8 to attain overall score.	1.87	
OTHER SUBSTANDARD HOUSING CONDITIONS		
HEALTH/SANITARY CONDITION		
Sewer cap in place. Apparent bug and/or rodent droppings. Possible lead paint. Leaking toilet seal. Stored boxes/bags allowing for rodent haborage. Strong pet odors.		
FLOOR COVERINGS		
Wood floors in rough splintered condition. Vinyl flooring has holes, coming apart at seams, or coming up from subfloor/underlayment. Ripped, loose, dirty/stained carpets. Pet odors.		
APPARENT FIRE HAZARDS/FIRE ALARMS		
Inoperable fire alarms. No fire alarms. Emergency exits blocked or inoperable. Faulty wiring. Faulty or dangerous heating plant. Improper vent spacing for furnace or water heater.		
IMPROPER OCCUPANCY		
Structure or portion thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.		
PUBLIC NUISANCE/BLIGHT HISTORY - ATTACHED		

RESOLUTION NO. 2631

A RESOLUTION FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, Under the provision of Section 525.030 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building which is owned by Rodney G. & Cori A. Pratt; the legal description of which property is:

Lot One (1), Country Blub Hills Addition
Junction City, Geary County, Kansas
More commonly known as 1803 Oakridge Dr.

is unsafe and/or dangerous, and

WHEREAS, the Governing Body did by Resolution 2623 designate September 21, 2010 at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2631 was published once each week for two consecutive weeks on the following dates, to-wit: first publication on August 7, 2010, second publication on August 14, 2010, all in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2623 was mailed by certified mail to the owners on August 9, 2010, which was before three (3) days after first publication of said resolution, (in as much as owner of record is a resident of Geary County, Kansas a copy of said resolution was personally served on the owner more than five (5) days from the date set for the hearing in lieu of certified mailing) and,

WHEREAS, the City has searched the record affecting the title to the real estate in the office of the Geary County Register of Deeds and the office of the Clerk of the District Court of Geary County, Kansas, and has found that the owner of record to the above described property is as herein before stated and has found Geary County Courthouse, American Heritage Life Insurance Company and Chase Home Finance, LLC listed as lien holder of record and a copy of Resolution 2623 was mailed by certified mail to the lien holders on August 9, 2010, which was before three (3) days after first publication of said resolution,

WHEREAS, on September 21, 2010 the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2623. The Enforcing Officer, or his designated representative, Mark Karmann appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative,

Mark Karmann presented evidence. _____ presented evidence for the landowner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publications and service of notices by mail or personally required to be served upon the owners and lienholders and the Governing Body

2. The Governing Body finds that the building owned by the landowner above named and located on 1803 Oakridge Dr, is an unsafe and/or dangerous structure.

3. The Governing Body hereby orders that the landowners be given until the _____ in which to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said landowner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 525 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 525 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and be mailed by certified mail with in three (3) days of its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only", provided that if the owner is a resident of Geary County, this Resolution shall be personally served within five (5) days on such owner or delivered to their last known address in lieu of mailing same.

PASSED AND ADOPTED THIS 21ST DAY OF SEPTEMBER, 2010.

Mike Rhodes, Mayor

ATTEST:

Tyler Ficken, City Clerk

(SEAL)

66

City of Junction City

City Commission

Agenda Memo

September 21, 2010

From: Mark Karmann, Code Enforcement
To: Gerry Vernon, City Manager and the City Commissioners
Subject: 914 and 916 Kramer Court – Public Hearing and Resolution R- 2625

Objective: A Public Hearing to consider condemnation of structure at 914 and 916 Kramer Court.

Explanation of Issue: On June 15, 2010 the City Commissioners approved Resolution 2614, to set August 3, 2010 for a Public Hearing for 914 and 916 Kramer Court. Resolution 2614 was sent to the property owner of record and was published in The Daily Union on June 19, 2010 and June 26, 2010. On August 3, 2010 the City Commission tabled this item until September 21, 2010 due to the property was in the middle of foreclosure and the court date was set for September 9, 2010. City Staff is now requesting the Commissioners review Resolution 2625 and determine if the structure at 914 and 916 Kramer Court shall be allowed to be repaired or to be demolished.

Budget Impact: If process continues, it may cost anywhere from \$750.00 to \$10,000.00 to demolish and clean up. The project will be funded through 01-5-22-00-0706 (General Fund, Demolition Removal). \$1,500.00 was budgeted for 2010. Costs will be billed to the property owner and will reimburse any charges to this account.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

1. Approve Resolution 2625, deeming the structure at 914 and 916 Kramer Court condemned.
2. Disapprove Resolution 2625, deeming that the structure at 914 and 916 Kramer Court does not warrant condemnation.
3. Modify the proposal.
4. Table the request.

Recommendation: Staff recommends the Commission allow 120 days for resolution of the disposition of the property and improvements to be made. This item would be on the January 19, 2011 Commission meeting.

Enclosures: Proposed Demolition Evaluation Form dated March 11, 2010, R-2625

CITY OF JUNCTION CITY BUILDING INSPECTION DEPARTMENT

PROPOSED DEMOLITION EVALUATION FORM

Property Address: 914 + 916 KRAMER CT.		Inspector: KARMANN	Inspection Date: 3/11/10
Legal Description:		Parcel I.D. 031-047-36-0-10-01-1	
Structure Use: DUPLEX	SqFt Estimate # Rooms	Appraiser's Value \$197,000	
Property Owner: DEERTRAIL LLC.	Address: 1300 E STATE #103	City/State/Zip: EAGLE, ID 83616	

INSTRUCTIONS: Using the numerical scale below, compare the condition of the structure being rated against the criteria listed for each factor. Select the number which best indicates your perception of that structure's condition on each of the criterion and circle it on the evaluation scale. A rate of (7) = Structure meets standard requirements, (4) = Satisfactory structure, (1) = Dangerous conditions, which must receive immediate attention. After completing each factor, indicate a composite (overall) evaluation.

RATING: 7 = MEETS STANDARD REQUIREMENTS TO 1 = DANGEROUS CONDITIONS EXIST	RATE	COMMENTS
FACTOR 1: FOUNDATION		
<input type="checkbox"/> BASEMENT <input checked="" type="checkbox"/> POURED <input type="checkbox"/> BLOCK <input type="checkbox"/> STONE <input type="checkbox"/> SLAB <input type="checkbox"/> CRAWLER Deterioration, cracks, mortar missing, settling, caving in	6	
FACTOR 2: EXTERIOR WALLS/SIDING/BRICK		
Holes, missing siding pieces, termite damage, fasteners missing, water damage	1	STRUCTURE HAS BOXING BUT NO MOISTURE BARRIER AND NO SIDING
SIDING MATERIAL USED:		
FACTOR 3: WINDOWS/DOORS		
Missing or broken, not securable (locks broken), won't open and/or close. Broken and/or rotted window or door frames. Termite damage.	1	HAS WINDOWS BUT NO DOORS INSTALLED
STORM WINDOWS & SCREENS? <input type="checkbox"/> YES <input type="checkbox"/> NO		
FACTOR 4: ROOFING/SOFFITS/FACIA/STORM DRAINAGE		
Missing shingles, rotten or decayed decking materials, apparent leaks. Buckled soffits, missing pieces, no air vents, wood damaged. Facia missing or deteriorated, water damage	1	NO FELT OR SHINGLES INSTALLED
ROOFING MATERIALS USED:		
FACTOR 5: PORCHES/DECKS		
Wood: Leaks, holes in decking, deterioration, separation from structure, supporting members deteriorated, non-code materials used. Cement: Settled (crooked), cracked, broken pieces, pulled away from structure.	1	PORCHES AREN'T COMPLETED
CONSTRUCTION MATERIALS USED:		
FACTOR 6: ELECTRICAL SERVICE & INTERIOR WIRING		
Service: Undersized, not grounded, dangerous or unsafe wiring. Interior: Exposed wiring, old-poorly insulated wiring, ungrounded plugs, not enough plugs, dangerous lighting fixtures	0	NO ELECTRICAL SERVICE AND INTERIOR WIRING NOT DONE
SERVICE AMPERAGE:		
FACTOR 7: PLUMBING - WATER SUPPLY & WASTEWATER		
Faucets leaking, improperly vented, fixtures don't function properly. Kitchen area must have sink, bathroom must have commode, lavatory and bathing facilities. Laundry hook-ups. Sewer gas smell.	2	STRUCTURE HAS ROUGH PLUMBING BUT NOT COMPLETED
WATER PIPING MATERIALS:		
FACTOR 8: MECHANICALS - HEAT & AIR CONDITIONING PLANTS		
Furnace covers in place, venting, functioning properly, thermostat. Register covers in place. Wall units in sleeping areas.	0	NO MECHANICAL SYSTEM IN PLACE
COMPOSITE EVALUATION		
Add factor ratings 1 through 8 and divide by 8 to attain overall score.		
OTHER SUBSTANDARD HOUSING CONDITIONS		
HEALTH/SANITARY CONDITION		
Sewer cap in place. Apparent bug and/or rodent droppings. Possible lead paint. Leaking toilet seal. Stored boxes/bags allowing for rodent harborage. Strong pet odors.	0	
FLOOR COVERINGS		
Wood floors in rough splintered condition. Vinyl flooring has holes, coming apart at seams, or coming up from subfloor/underlayment. Ripped, loose, dirty/stained carpets. Pet odors.	0	
APPARENT FIRE HAZARDS/FIRE ALARMS		
Inoperable fire alarms. No fire alarms. Emergency exits blocked or inoperable. Faulty wiring. Faulty or dangerous heating plant. Improper vent spacing for furnace or water heater.	0	
IMPROPER OCCUPANCY		
Structure or portion thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.	0	
PUBLIC NUISANCE/BLIGHT HISTORY - ATTACHED		

RESOLUTION NO. 2625

A RESOLUTION FINDING A STRUCTURE TO BE UNSAFE AND DANGEROUS AND DIRECTING REPAIR OR REMOVAL OF THE DANGEROUS STRUCTURE.

WHEREAS, Under the provision of Section 525.030 of the Code of the City of Junction City, Kansas, the Enforcing Officer of the City of Junction City, Kansas, has filed with the Governing Body of the City a statement in writing stating that a building which is owned by Deer Trail, LLC; the legal description of which property is:

Lot 47, Deer Trail Addition Unit #1 Junction City, Geary County, Kansas
More commonly known as 914 and 916 Kramer Court.

is unsafe and/or dangerous, and

WHEREAS, the Governing Body did by Resolution 2614 designate August 3, 2010, at 7:00 p.m., in the City Commission Room of the Junction City Municipal Building, 700 North Jefferson, Junction City, Kansas, as the time and place in which the owners, their agents, any lienholders of record and any occupants of the building or structure could appear and show cause why the building or structure should not be condemned and ordered repaired or demolished, and

WHEREAS, Resolution 2614 was published once each week for two consecutive weeks on the following dates, to-wit: first publication on June 19, 2010, second publication on June 26, 2010, all in the Junction City Daily Union, which is the official city newspaper, and

WHEREAS, a copy of Resolution 2614 was mailed by certified mail to the owners on June 16, 2010, which was before three (3) days after first publication of said resolution, (in as much as owner of record is a resident of Geary County, Kansas a copy of said resolution was personally served on the owner more than five (5) days from the date set for the hearing in lieu of certified mailing) and,

WHEREAS, the City has searched the record affecting the title to the real estate in the office of the Geary County Register of Deeds and the office of the Clerk of the District Court of Geary County, Kansas, and has found that the owner of record to the above described property is as herein before stated and has found no other lienholder of record.

WHEREAS, on September 21, 2010 the Governing Body of the City of Junction City held a public hearing pursuant to Resolution 2614. The Enforcing Officer, or his designated representative, Mark Karmann appeared in person. _____ appeared for the owner. Thereupon, the Enforcing Officer, or designated representative, Mark Karmann presented evidence. _____ presented evidence for the landowner.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

1. The Governing Body finds that the Enforcing Officer and City Clerk have duly complied with all the legal requirements in regard notice and hereby approves and finds legally sufficient the legal publications and service of notices by mail or personally required to be served upon the owners and lienholders and the Governing Body

2. The Governing Body finds that the building owned by the landowner above named and located on 914 and 916 Kramer Court, is an unsafe and/or dangerous structure.

3. The Governing Body hereby orders that the landowners be given until the _____ in which to either repair the structure in accordance with applicable City Building Codes or to diligently prosecute or complete the removal of the structure on the above-described real estate. The Governing Body further orders that if said landowner fails to commence the repair or remove of such structure within the time stated or fails to diligently prosecute the same until the work is completed, then in that event the Enforcing Officer is hereby authorized and directed to cause the structure to be repaired or razed and removed without further notice. The Enforcing Officer may invite bids for the removal of such building, negotiate the contract for its removal or cause the structure to be removed by city employees and personnel. In any event, the Enforcing Officer shall keep an account of the cost of such work and may sell the salvage from such structure and apply the proceeds or any necessary portion thereof to pay for the cost of removing said structure and for the cost of making the premises safe and secure and in full compliance with the provisions of Chapter 525 of the Code of the City of Junction City, Kansas. The Enforcing Officer shall follow the procedure in regard to this matter as set out in Chapter 525 of the Code of the City of Junction City, Kansas.

4. The City Clerk shall cause this Resolution to be published once in the official city newspaper and be mailed by certified mail with in three (3) days of its publication to each owner, agent, lienholder and occupant at his/her or its last know place of residence and shall be marked "deliver to addressee only", provided that if the owner is a resident of Geary County, this Resolution shall be personally served within five (5) days on such owner or delivered to their last known address in lieu of mailing same.

PASSED AND ADOPTED THIS 21ST DAY OF SEPTEMBER, 2010.

Mike Rhodes, Mayor

ATTEST:

Tyler Ficken, City Clerk

(SEAL)

7a

City of Junction City

City Commission

Agenda Memo

September 1, 2010

From: Ralph De Zago, City Prosecutor
To: Mayor & City Commissioners
Subject: 2010 Standard Traffic Ordinance

Objective: To update the City Ordinance to accurately reflect the new 2010 Standard Traffic Ordinance.

Explanation of Issue: This ordinance is to regulate traffic in the corporate limits of the City of Junction City, Kansas. Ordinance G-1077 replaces Ordinance G-1058.

Budget Impact: There isn't any budget impact.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand.

Approve, table or revise this proposal

Recommendation: Staff recommendation that the City Commission approve G-1077 updating the City Ordinance with the 2010 Standard Traffic Ordinances.

Enclosures: Ordinance G-1077

ORDINANCE NO. G-1077

AN ORDINANCE REGULATING TRAFFIC WITHIN THE CORPORATE LIMITS OF THE CITY OF JUNCTION CITY, KANSAS; INCORPORATING BY REFERENCE THE "STANDARD TRAFFIC ORDINANCE FOR KANSAS CITIES," EDITION OF 2010, PREPARED AND PUBLISHED IN BOOK FORM BY THE LAEGUE OF KANSAS MUNICIPALITIES, TOPEKA, KANSAS; CHANGING SECTION 320.010 OF THE CODE OF THE CITY OF JUNCTION CITY, 2009 AND REPEALING ORDINANCE G-1058.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

SECTION 320.010 is changed to read as follows:

SECTION 320.010

A. There is hereby incorporated by reference for the purpose of regulating traffic in the corporate limits of the city of Junction City, Kansas, that certain Standard Traffic Ordinance known as the "Standard Traffic Ordinance for Kansas Cities, Edition of 2010", prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas save and except such Articles, Sections, parts or portions as are hereinafter omitted, deleted, modified or changed or have been previously modified, changed or added.

B. No fewer than three (3) copies of the Standard Traffic Ordinance shall be marked or stamped with Official Copy as adopted by Ordinance No. G-1077 with all sections or portions thereof intended to be omitted or changed clearly marked to show any such omission or change and to which shall be attached a copy of this ordinance and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours.

C. The Police Department, Municipal Court Judge and all administrative departments of the City charged with enforcement of the ordinance shall be supplied, at the cost of the City, such number of official copies of the Standard Traffic Ordinance similarly marked as may be deemed expedient.

D. Violations of the Standard Traffic Ordinance shall be cited in Complaints or Uniform Citations as "Section 300._____", as appropriate for the offense charged.

E. Existing Section 302.010 of the Code of the City of Junction City, 2009 and Ordinance G-1058 are hereby repealed.

This ordinance shall become effective upon its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS 21st DAY OF SEPTEMBER, 2010.

Michael Rhodes
Mayor

ATTEST:

Tyler Ficken
City Clerk

8a

City of Junction City

City Commission

Agenda Memo

September 14, 2010

From: David L. Yearout, AICP, Director of Planning and Zoning
To: City Commission & Gerry Vernon, City Manager
Subject: Amendment to the Junction City Municipal Code (G-1081 attached)

Issue: Consideration of ordinance (**G-1081**) amending Title V, Building and Construction, Title VII, Utilities, of the Municipal Code of the City of Junction City by revising language regarding what improvements may be made in lands dedicated as rights-of-way and/or easements and clarifying the permitting and fee requirements for driveways and lawn sprinkler systems.

Explanation of Issue: The present City Code prohibits construction or installation of buildings, structures, fences and driveways in areas dedicated for rights-of-way or easements in Section 505.050 of the City Code. This section was last amended in late 2006 to add the prohibition of driveways and fences. The implementation of that prohibition has not worked well, creating numerous instances of fences being constructed in violation of the ordinance, frustration when owners have complied and then been cited for "blight" when the areas outside the fences aren't maintained, or frustration when the ordinance is complied with but a neighbor is granted a "waiver" and allowed to building a fence over an easement. Additionally, the provision prohibiting a driveway is violated every time a new driveway is constructed. And there is little direction regarding lawn sprinkler systems.

Staff believes the modified language proposed in this ordinance provides a more realistic approach to managing the uses in these areas dedicated for public purposes.

Alternatives:

1. Approve the first reading of the Ordinance.
2. Modify and approve the first reading of the Ordinance as so modified.
3. Disapprove the Ordinance.

Staff Recommendation: Approve the first reading of the Ordinance.

Suggested Motion:

Commissioner _____ moved that the Ordinance No. G-1081, an ordinance amending the Municipal Code of Junction City, Kansas, by amending language in Chapter 505, Building and Construction, concerning what improvements may be made in rights-of-way and easements.

Commissioner _____ seconded the motion.

Enclosures:

Staff Report
Ordinance G-1075

ORDINANCE NO. G-1081

AN ORDINANCE AMENDING TITLE V, BUILDING AND CONSTRUCTION, CHAPTER 505: BUILDING CODE, SECTION 505.050 USES OF RIGHTS-OF-WAY; SECTUIB 540.120 PERMITS TO BE SECURED; AND TITLE VII, UTILITIES, SECTION 700.090, FEES, NEW SERVICE AND REPLACEMENT – WATER TAPS IN MAINS, OF THE MUNICIPAL CODE OF THE CITY OF JUNCTION CITY, KANSAS.

WHEREAS, the City Commission has found it desirable to modify the existing requirements of the City Code concerning uses permitted within certain rights-of-way and easements within the City; and,

WHEREAS, the City staff has researched and recommends certain modifications to the City Code concerning the same subject.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF JUNCTION CITY, KANSAS:

Section 1. Section 505.050, USES OF RIGHTS-OF-WAY, is hereby amended by repealing the existing language and replacing it with the following:

The following rules and regulations concerning use and encroachment on dedicated rights-of-way are hereby established.

1. *Unlawful use of dedicated rights-of-way or easements.* No person, firm or corporation shall construct any building or structure of any kind or nature whatsoever or plant any trees, shrubbery or vegetation upon, over or under any area which has been or which may hereafter be dedicated to the City of Junction City, Kansas, or to the public as a power, electric, sewer, water, telephone, gas line, public utility easement or right-of-way. Driveways, fences and lawn sprinkler systems may be constructed in, on and/or across easements subject to obtaining proper permits from the City for such construction, and subject to the provisions stated below.
2. *Owner liable for cost of removal or encroachment on right-of-way.* Any person, firm or corporation who shall hereafter construct or erect any building, structure, fence, driveway or lawn sprinkler system, or plant any trees or vegetation in dedicated public right-of-way and/or dedicated utility easement shall be deemed to have done so at their own risk and shall be liable for the cost of removal of the same in the event it is necessary to make any authorized use or excavation of such area for any purpose for which the same were dedicated to the public use. Neither the City of Junction City, Kansas, nor any other person, firm or corporation which may be lawfully making use of the said right-of-way or easement shall be liable to any such person claiming damages for the removal of any building, structure, driveway, fence, lawn sprinkler system, trees or vegetation from such rights-of-way or easements.

Section 2. Section 540.120, PERMIT TO BE SECURED, is hereby amended by repealing the existing language and replacing it with the following:

It shall be unlawful for any person or persons, company or corporation to cut pavements or make excavations in the streets, alleys or other public grounds in this City for any purpose, unless such person, persons, company or corporation

first obtain a permit authorizing such excavation, which shall be issued by the City Engineer or his authorized agent and the payment of a permit fee of fifty dollars (\$50.00). The person, persons, company or corporation asking for the permit shall be required to pay the full amount to replace the curb, gutter and/or street according to City specifications, or shall pay a the sum equal to the City Engineer's estimate to replacement of said pavement by the City based on the current costs for such work.

Section 3. Section 700.090, FEES, NEW SERVICE AND REPLACEMENT — WATER TAPS IN MAINS, is hereby amended by adding the following:

- (C) In addition to water meter fees required herein, there shall be a permit obtained with a fee of twenty-five dollars (\$25.00) for each and every lawn sprinkler system connection to the water main of the water utility of the City of Junction City. This permit shall be obtained by the person installing the lawn sprinkler system and must contain the approval of the owner of the land.
- (D) Before any ditches containing water service lines and valves serving the lawn sprinkler system are covered, the permit holder shall notify the Code Enforcement office, and such ditches shall not be covered until the water service lines and valves contained therein have been found to be in compliance with the applicable Codes of the City of Junction City, Kansas.

Section 3. This Ordinance shall be in full force and effect from and after its publication once in the Junction City Daily Union.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2010.

MICHAEL RHODES, MAYOR

ATTEST:

TYLER FICKEN, CITY CLERK

City of Junction City

City Commission

Agenda Memo

September 14, 2010

From: Michael Steinfert, Fire Chief
To: Gerry Vernon, City Manager
Subject: **Kaw Valley Industrial Park Farmland lease**

Objective: To recommend a farmland lease agreement for the Kaw Valley Industrial Park farmland.

Explanation of Issue: The present farm lease on the property expires January 5, 2011. Notice was sent out to receive sealed bids on the farmland lease for a three year period. Seven bids were received and reviewed by staff. It was determined that the best economic option for the City of Junction City was to recommend the bid from NutriJect Systems, Inc. of Hudson, Iowa.

Budget Impact: The direct cash payment to the City of Junction City will be \$91.50/acre or a total of \$11,190.45 annually. The company has also included a potential savings of at least \$10,000.00 per year in biosolids transportation cost that would not be paid by the City of Junction City. The company presently transports and applies biosolids waste from both City of Junction City waste treatment plants. The City of Junction City would agree to the application of the waste to the farmland with this agreement.

Alternatives: It appears that the City Commission has the following alternatives concerning the issues at hand. The Commission may:

Approve lease agreement, Disapprove lease agreement, Modify, Table the request.

BIDDER	BID	ADDITIONAL	TOTAL
1 NutriJect	\$11,190.45	\$10,000.00 in city savings on expenses	\$21,190.45
2 Dibben Land & Cattle	\$16,000.00		\$16,000.00
3 Double KS Farms, Inc.	\$15,287.50		\$15,287.50
4 Strauss Farms, Inc.	\$9784.00	Furnace Road maintenance to date \$4855.00	\$14,639.00

5 John Huninghatte	\$13,165.00		\$13,165.00
6 Hildebrand Farms	\$12,352.30		\$12,352.30
7 Brian Shippy	\$11,985.40		\$11,985.40

Suggested Motion:

Commissioner _____ moved that NutriJect Systems, Inc. of Hudson Iowa be awarded the farmland lease agreement for a period of three years under the terms above.

Commissioner _____ seconded the motion.

Recommendation: Staff recommendation would be to approve the agreement.

Enclosures: bid information



515 FIFTH STREET
BOX 398
HUDSON, IOWA 50643
PHONE (319) 988-4601
FAX (319) 988-3506

Tyler Ficken, City Clerk
City of Junction City
PO Box 287
Junction City, KS 66441

August 17, 2010

Re: Farm rental

Dear Tyler,

Nutri-Ject Systems, Inc. would like to make a formal offer of \$91.50 per acre for City owned farmland described as the Kaw Valley Industrial Park Area which is 122.3 acres of row crop ground.

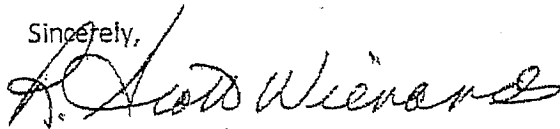
Nutri-Ject Systems, Inc. has provided uninterrupted biosolids management services to the City of Junction City since 1989, through our contractual relationship with Veolia Water NA, LLC. All of the City's biosolids have been land applied in and around Junction City area on various farmers land for beneficial reuse as fertilizer in the production of feed and fiber crops in their farming operations.

It is our intent to plant this parcel with row crops and land apply a portion of the City of Junction City's biosolids at proper agronomic rates suitable to the crops being raised. The location of this parcel could have long term cost savings benefits to the City of Junction City in that it would reduce our haul distance from the East plant to suitable ground, give us flexibility regarding which crops we plant, maturity dates, and ability to access the land with an array of land application equipment suitable all for types of weather conditions. With the goal of allowing both wastewater treatment plants the ability manage their solids production and be able to operate the plants at optimum levels. Base upon the acreage of this site we could land apply of biosolids at agronomic rates with a potential savings to the City of up to \$10,000.00 per year in hauling and land application costs over and above the income from our cash rent of the farmland.

It would be our intention if the details can be worked out to access this land this fall as soon as crops are out so some of the savings in hauling costs could be realized yet this fall as we fertilize the fields prior to next spring's planting season

Tyler, thank you in advance for your consideration in this matter and we look forward to working you and your staff and the City of Junction City in the future.

Sincerely,


R. Scott Wienands,
President

Dibben Land & Cattle Inc.

8152 S K-57 Hwy

Junction City, KS 66441

785-238-2531

8/23/10

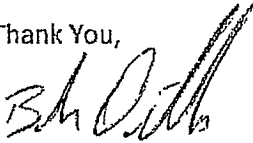
Subject:

City of Junction City Farmland Bid proposal

C/O: Tyler Ficken

We are submitting an annual bid of \$16000 for 122.3 acres of farmland for a term of 3 years. It is understood that this will be paid once a year after the harvest of the crop. There was a question of whether the current tenants had the right to replant wheat on the field after the soybeans were harvested. We would like to submit this bid contingent on the land being available for the full growing season. If they do replant wheat we were in hopes of working out a partial payment for the first year with the city. If there are any FSA direct payments they should be paid to Dibben Land & Cattle Inc. (Tenant)

Thank You,

A handwritten signature in black ink, appearing to read "Brandon Dibben", with a stylized flourish at the end.

Brandon Dibben

785-223-1311 cell

August 23, 2010

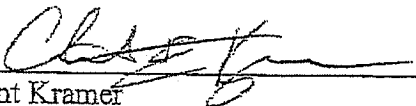
City of Junction City Farmland Rental Bid
c/o Tyler Ficken/City Clerk
PO Box 287
Junction City, KS 66441

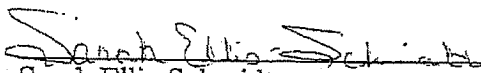
Double KS Farms, Inc. would like to submit a bid of \$125 per acre for the 122.3 acres owned by the City of Junction City located on Hoover Rd. The following is the contact information for directors of Double KS:


Clint Kramer
3476 Poland Rd.
Junction City, KS 66441
Cell: 785-761-1230

Sarah Ellis-Schmidt & Jim Schmidt
7331 McDowell Creek Rd.
Manhattan, KS 66441
Cell: 515-201-6135

Thank you for your consideration.


Clint Kramer


Sarah Ellis-Schmidt


Jim Schmidt

August 22, 2010

City of Junction City, Farmland Rental Bid
c/o Tyler Ficken, City Clerk
PO Box 287
Junction City, KS 66441

RE: Public Notice Farmland for Rent

To Whom It May Concern:

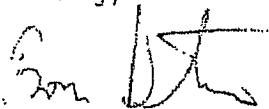
Formal submission for farmland.

Cash Lease of \$9784.00 per year equaling \$80.00 per acre. Plus Strauss Farms will maintain at their expense the frontage road (Furnace Road) from old landfill on west.

To date Strauss Farms has spent \$4855.00 on maintance to this road to make it passable another estimated \$7000.00 will be needed to bring it back to it's condition when maintained by KDOT. The City of Junction City has been provided money by KDOT to maintain road since 2003 but has chosen not to do so. The high cost of repair is because of lack of maintance over the years.

In their meeting of June 10th The Spirit of "76" recommended to rent to Strauss Farms under these terms.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Strauss", with a stylized flourish at the end.

Strauss Farms, Inc.
Ron Strauss, President
1613 S Spring Valley Road
Junction City, KS 66441
785-210-6283

John Huntington

1689 ADP9

AIRFOAT KS

66427

Phone 785-562-7698

home 785-292-4314

Annual Bid per year 13,165.00

HILDEBRAND FARMS
DAIRY



5210 W. RUCKER RD
JUNCTION CITY, KS 66441
785-238-8029 - OR - 785-762-MILK

August 27, 2010

TO: The City of Junction City
RE: Bid for renting of farm ground on Grant Avenue

We are bidding \$101.00 per acre for 122 acres located in the Grant Avenue area. We also willing to have an option to purchase at fair agricultural market value.

Thank you for your consideration of our offer.

Hildebrand Farms, Inc.
David & Alan Hildebrand

City of Junction City,

I agree to pay \$98 per year per acre
for a period of 3 years for the 122.3
of farmground.

Brian Shippy

~~Signature~~

Ph. 785-366-0536

Address

Box 66

Woodbine KS

67492

